



# Simmons Estates

EST: 1996



## Oak Tree Court, Elstree,

**£2,400 Per Month**

- Three Double Bedrooms
- Loft Room
- Permit Parking
- Available Immediately
- Spacious Kitchen Diner
- First Floor Maisonette
- Private Garden
- Cul De Sac Location Within Yards Of Elstree Village

A spacious and well-presented three double bedroom duplex maisonette situated in a quiet cul-de-sac in the heart of Elstree, within walking distance of local shops, the 107 bus route, Aldenham Country Park, and the highly regarded Haberdashers' Boys' School.

Offering approximately 1,307 sq ft of accommodation, the property comprises a large 27ft reception room, a spacious kitchen/diner, guest WC, three well-proportioned double bedrooms with fitted wardrobes, and a family bathroom. Presented in good condition throughout, the property provides generous and versatile living space ideally suited to families and professional tenants alike.

The property is offered furnished and comes complete with a 55-inch Smart TV, fridge freezer, dishwasher, and washing machine, allowing for a convenient move-in experience. Additional benefits include double-glazed windows and doors, 24/7 CCTV security, excellent storage throughout, and a private rear garden.

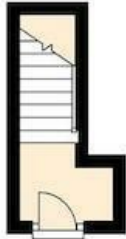
Externally, there is ample parking with enough space for two vehicles per household, together with additional guest parking for visitors. The development enjoys excellent connectivity to both the M25 and M1 motorways, making it ideal for commuters, while also offering easy access to Borehamwood, Stanmore, and surrounding areas.

Combining spacious accommodation, modern conveniences, excellent parking provision, and a sought-after location close to schools, parks, and transport links, this is an exceptional rental opportunity in the heart of Elstree.



### Ground Floor

Approx. 3.3 sq. metres (35.4 sq. feet)



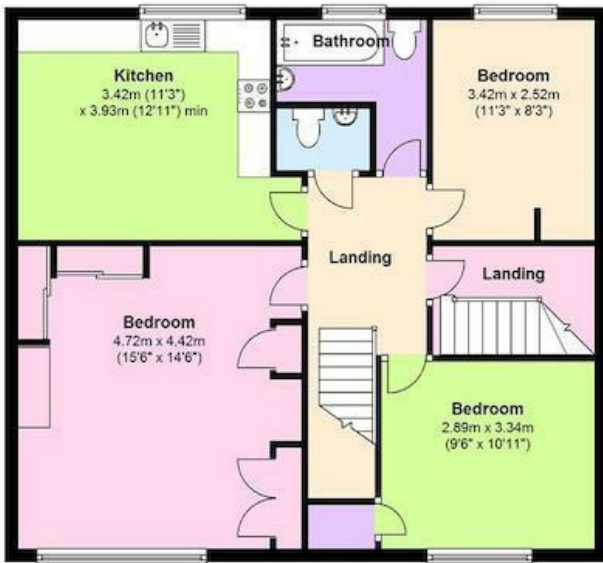
### Second Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



### First Floor

Approx. 74.0 sq. metres (796.0 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measures or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		75	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		