



Simmons Estates

EST: 1996



Tauber Close, Elstree,

£1,295,000

- Five Double Bedroom House
- Integral Double Garage & Large Driveway
- Private Exclusive Development
- Fitted Wardrobes
- Five Minute Walk to Town & Station
- Three Reception Rooms
- Utility Room & Downstairs Toilet
- Three Bath / Shower Rooms
- Great Size Kitchen Breakfast Room
- Chain Free

A five double bedroom detached family home located in a private close just a five minute walk from town & station, offered in good condition throughout, with three bath / shower rooms, an integral double garage, three good size reception rooms, downstairs cloakroom & utility room. The property has a sunny aspect rear garden, fitted wardrobes in four bedrooms, a great size kitchen diner and a large driveway. Offering great potential to convert the garage into further accommodation subject to planning, with current living space that comprises of a TV room, dining room, formal lounge and kitchen diner. Chain free.

Entrance Hall



Hardwood partly frosted glazed security entrance door, sockets, tiled flooring, alarm console and panic button, door through to garage, stairs to first floor landing, CH radiator, doors leading to

Downstairs WC

Tiled flooring, partly tiled walls, extractor, low flush WC, heated towel rail, spotlighting, wash hand basin with mixer tap.

TV Room

14'6 x 11'7 (4.42m x 3.53m)



Carpeted flooring, timber framed double glazed leaded light window to the front, TV point, CH radiator, telephone point, sockets, spotlighting on dimmer switch.

Lounge

20'5 x 13'9 (6.22m x 4.19m)



Glazed French doors, carpeted flooring, double aspect room with two timber framed double glazed leaded light windows to the front, timber framed double glazed leaded light French doors to the rear garden, two CH radiators, fitted storage units and shelving, sockets, feature electric fireplace, lighting on dimmer switch.

Dining Room

13'9 x 9'6 (4.19m x 2.90m)



Carpeted flooring, lighting on dimmer switch, sockets, CH radiator, timber framed double glazed leaded light windows and French doors to the rear garden.

Kitchen/Dining Room

20'6 x 11'8 (6.25m x 3.56m)



Tiled flooring, range of fitted units both wall mounted and base, ample granite work surface area, double aspect room with timber framed double glazed leaded light windows to both the

rear and the side, timber framed glazed door to the side, integrated dishwasher, built in double electric oven and microwave, CH radiators, one and a half bowl sink unit with mixer tap, lighting on dimmer switch, sockets, large under stairs storage cupboard, door through to



Utility Room

7'9 x 7'6 (2.36m x 2.29m)

Space for washing machine, sockets, range of fitted units both wall mounted and base, tiled flooring, single bowl sink unit with mixer tap, boiler, space for additional fridge.

First Floor Landing

Carpeted flooring, large double storage cupboard, CH radiator, access to loft, sockets, doors leading to

Master Bedroom

18'1 x 13'11 (5.51m x 4.24m)



Fitted wardrobes spanning one wall, carpeted flooring, sockets, TV point, CH radiator, telephone point, door through to

En-Suite Bathroom



Low flush WC, tiled flooring, fully tiled wall, extractor, heated towel rail, wash hand basin with mixer tap, deep panel bath with mixer tap and hand held shower attachment with separate shower with temperature and power settings, shaver point.

Bedroom 2

13'3 x 11'4 (4.04m x 3.45m)



Carpeted flooring, fitted wardrobes spanning most of one wall, CH radiator, timber framed double glazed leaded light window to the rear, built in dressing table and drawer units, lighting on dimmer switch, sockets, TV point.

Bedroom 5

13'3 x 7'6 (4.04m x 2.29m)



Carpeted flooring, fitted wardrobes spanning one and a half walls, timber framed double glazed leaded light window to the rear, CH radiator, fitted dressing table and drawers, sockets, spotlighting.

Bedroom 4

11'10 x 9'6 (3.61m x 2.90m)



Carpeted flooring, timber framed double glazed leaded light bay window to the front, fitted office area with desk and drawer units, spotlighting, CH radiator, TV point, telephone point.

Bedroom 3

13'3 x 11'10 (4.04m x 3.61m)



Carpeted flooring, fitted wardrobes spanning one wall, fitted bedside tables, additional wardrobe on another wall, timber framed double glazed leaded light window to the rear, CH radiator, sockets.

Family Bathroom



Tiled flooring, fully tiled walls, timber framed frosted double glazed leaded light window to the side, wash hand basin with mixer tap, deep panel bath with mixer tap and hand held shower attachment, heated towel rail, low flush WC, extractor, shaver point, spotlighting.

Shower Room



Tiled flooring, heated towel rail, low flush WC, timber framed frosted double glazed leaded light window to the front, large wash hand basin with mixer tap set in vanity unit, fully tiled and enclosed shower cubicle with hand held and overhead shower with temperature and power settings.

Rear Garden



Mostly laid to lawn, patio area, side gate giving access to the front.



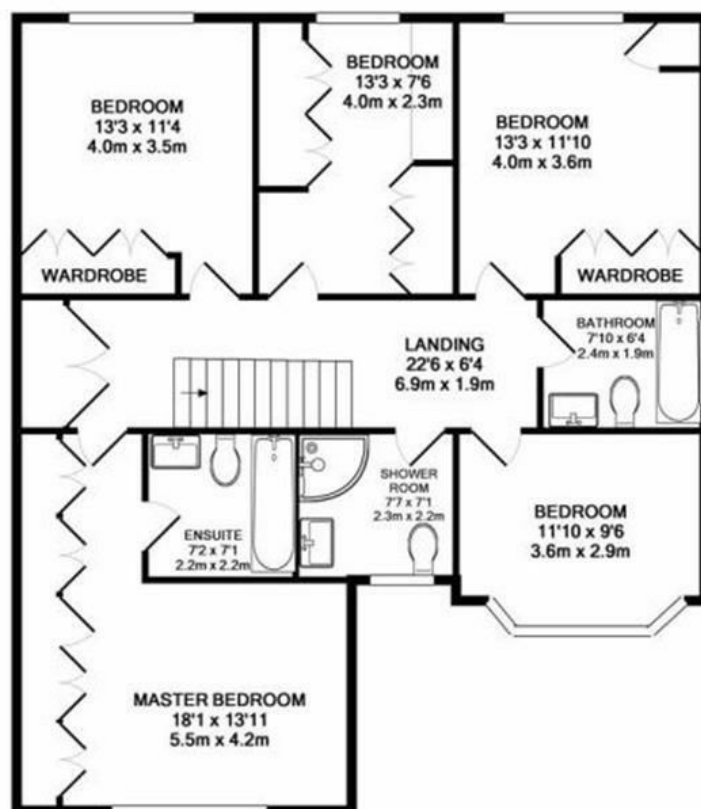
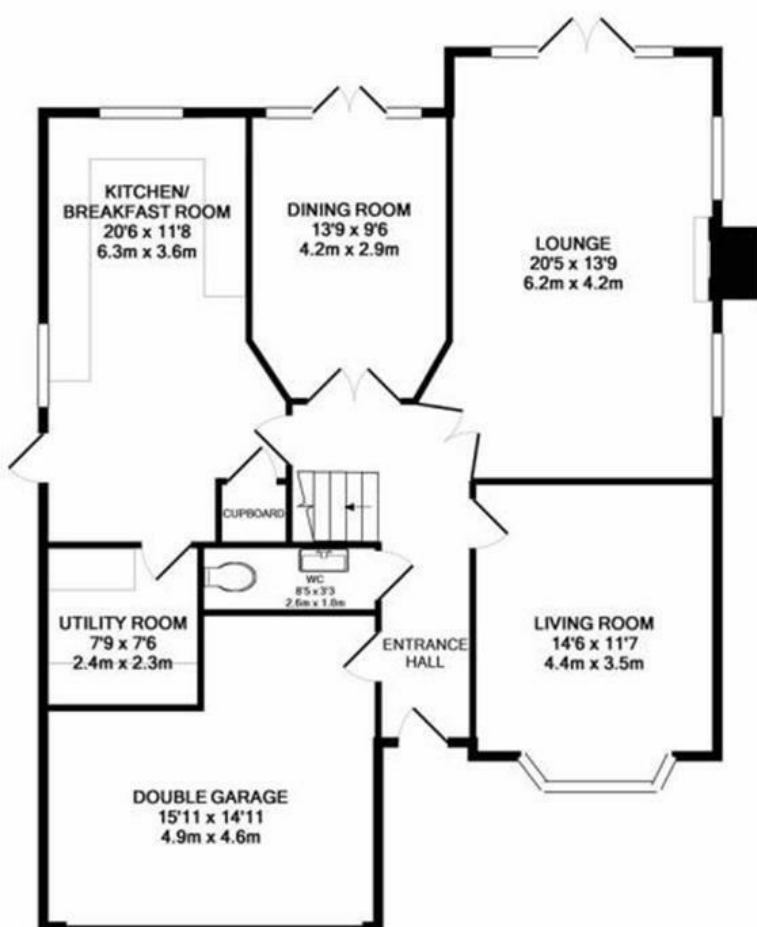
Front Garden

Driveway giving parking for multiple vehicles, laid to lawn, side gate giving access to the front, access to double garage.

Double Garage

15'11 x 14'11 (4.85m x 4.55m)

Up and over electric doors, sockets, space for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted fuse board, lighting.



Total Approx Sqft 2,396 (218.18 sqm)

