

A Reputation To Rely Upon



Berkeley Close, Elstree, Hertfordshire WD6 3JN

£759,950

- Five Bedroom House
- En Suite Bathroom
- Good Size Kitchen Breakfast Room
- Driveway
- Guest Toilet
- Largely Extended Ground Floor
- Large Master Suite
- Fitted Wardrobes
- Sunny Aspect Rear Garden
- Prime Location

11 Berkeley Close, Elstree, Hertfordshire WD6 3JN

An extended five bedroom house that is situated in a very popular area of prime Elstree, just a 5-10 minute walk from town & station, offered with a large through lounge / dining room, good size kitchen breakfast room, guest cloakroom and a master suite that has fitted wardrobes, en suite bathroom and views over a lake. The property is situated in a sought after cul de sac just a short distance from local shops, schools and a large range of restaurants.

Entrance Hall

Hardwood security entrance door, wood flooring, coat cupboard housing alarm system, stairs to first floor landing, CH radiator, sockets, doors leading to

Downstairs WC



Wood flooring, timber framed frosted window to the front, CH radiator, wash hand basin, low flush WC.

Kitchen

17'6 x 8'9 (5.33m x 2.67m)



Wood flooring, UPVC double glazed bay window to the front, CH radiator, partly tiled walls, spotlighting, space for fridge/freezer, space for washing machine, space for dishwasher, integrated double electric oven, five ring gas hob, extractor, range of fitted units both wall mounted and base, ample work surface area, sockets, serving hatch through to dining room.

Open Plan Lounge/Dining Room



Dining Room

18' x 12' (5.49m x 3.66m)



Wood flooring, CH radiator, sockets, spotlighting on dimmer switch, opening through to

Lounge

17'5 x 11'4 (5.31m x 3.45m)



Wood flooring, sockets, skylight, spotlighting on dimmer switch, TV point, Sky point, two large UPVC double glazed windows to the rear, UPVC double glazed French door through to rear garden

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First Floor Landing

Carpeted flooring, CH radiator, sockets, stairs to second floor landing, doors leading to

Master Bedroom

17' to fitted wardrobes x 12' (5.18m to fitted wardrobes x 3.66m)



Carpeted flooring, sockets, two UPVC double glazed windows to the rear with views over the lake, UPVC double glazed door leading to roof terrace, spotlighting on dimmer switch, fitted wardrobes, telephone point, door through to

En-Suite Bathroom



Lino flooring, heated towel rail, low flush WC, wash hand basin with mixer tap set in vanity unit, spotlighting, extractor, deep panel bath.

Bedroom 3

18'11 x 9' (5.77m x 2.74m)



UPVC double glazed window to the front, additional UPVC double glazed bay window to the front, CH radiator, carpeted flooring, storage, sockets, spotlighting on dimmer switch.



Second Floor Landing

Carpeted flooring, CH radiator, access to loft, sockets, doors leading to

Bedroom 2

12'2 x 11'11 (3.71m x 3.63m)



UPVC double glazed window to the rear with views over the lake, carpeted flooring, CH radiator, wardrobe, lighting on dimmer switch.

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Bedroom 5

8'8 x 6'3 (2.64m x 1.91m)



UPVC double glazed window to the rear with views over the lake, CH radiator, sockets.

Family Bathroom



Lino flooring, partly tiled walls, wash hand basin with mixer tap set in vanity unit, heated towel rail, UPVC double glazed frosted window to the front, deep panel bath with mixer tap and hand held shower attachment.

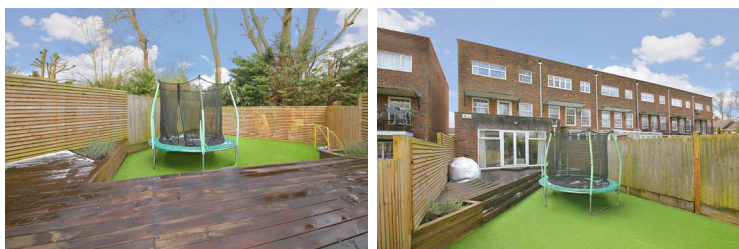
Bedroom 4

11'6 to fitted wardrobes x 9'9 (3.51m to fitted wardrobes x 2.97m)



Fitted wardrobes, carpeted flooring, sockets, UPVC double glazed window to the front, CH radiator, lighting on dimmer switch.

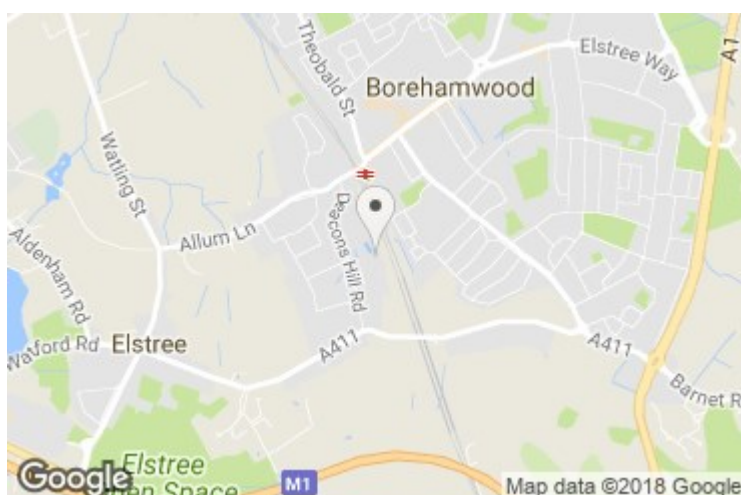
Rear Garden



Decking area, astro turf lawn, backing on to a lake.

Front Garden

Driveway giving parking for several vehicles.



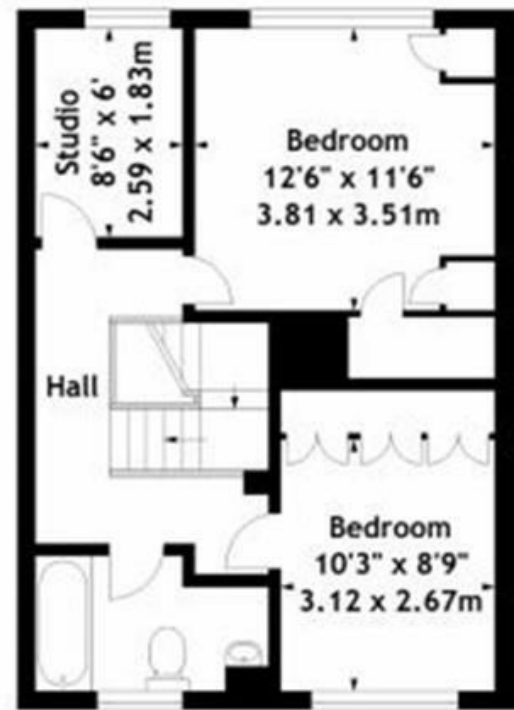
Berkeley Close, WD6
Approx. Gross Internal Area
1764 Sq Ft - 163.88 Sq M




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	<div>70</div>	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		