



Simmons Estates

EST: 1996



Watling Court, Elstree,

£325,000

- Two Double Bedrooms
- Spacious Lounge
- Fully Tiled Bathroom
- Secure Car Park
- Immaculately Presented Throughout
- Duplex Maisonette
- Ample Storage
- Long Lease (150 Years Remaining)
- South Facing Balcony
- Chain Free

As you approach the property, you'll find it set within a well-maintained development in the heart of prime Elstree, just moments from local shops, schools and convenient London bus links. The secure car park and tidy communal areas immediately create a positive first impression.

Entering the maisonette, the split-level design becomes apparent, giving the home a real sense of separation between living and sleeping space. The first level opens into a welcoming hallway with useful storage, leading through to a bright and spacious lounge. This is a standout feature of the home — generously sized and filled with natural light, creating an inviting space for both relaxing and entertaining.

The separate kitchen/breakfast room is well laid out with ample worktop space and storage, comfortably accommodating a breakfast table while remaining practical for everyday cooking and hosting.

Moving upstairs, the property continues to impress with two well-proportioned double bedrooms, both offering excellent floor space and natural light. The principal bedroom benefits from direct access to a private south-facing balcony — a lovely spot to enjoy some fresh air and sunshine. The layout upstairs feels private and well balanced, ideal for sharers, small families or those working from home. The fully tiled bathroom is neatly presented and centrally positioned to serve both bedrooms.

Additional benefits include ample storage throughout, including loft access, which is a rare and valuable feature in properties of this type. The home is immaculately presented throughout, allowing a buyer to move straight in without the need for immediate work.

Offering nearly 800 sq ft of living accommodation, this rarely available duplex maisonette combines space, light and practicality in a highly sought-after location.



First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Second Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 74.3 sq. metres (799.2 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation. Plan produced using PlanUp.

