



# Simmons Estates

EST: 1996



**Holt Close, Elstree,**

**£280,000**

- Two Double Bedrooms
- Large Living/Dining Room
- Walking Distance To Elstree & Borehamwood Station
- Garage
- Second Floor Apartment
- Seprate Kitchen
- Long Lease
- Chain Free

As you arrive at Holt Close, you're welcomed into a quiet, well-kept development in one of Elstree's most peaceful and well-connected residential pockets. This purpose-built block, dating back to the 1960s, retains a sense of character and charm, while offering an excellent opportunity for personalisation.

Stepping into the flat, you're immediately met with a real sense of space. The entrance hallway leads into a generously sized living and dining area — bright and airy thanks to the large windows that let in plenty of natural light. While the room is well-proportioned and functional, it offers scope for modernisation to suit your own taste and style.

The kitchen, though practical and well laid out, could also benefit from updating, giving buyers a chance to create a more contemporary cooking space. The fully tiled bathroom is clean and functional, and again provides an opportunity to add value with some cosmetic improvements.

Both bedrooms are well-sized and offer flexible accommodation, whether you're looking for a main bedroom, guest room, or home office. There's room for wardrobes and additional furniture in both, and they enjoy a peaceful outlook over the surrounding development.

Additional features include an entry phone system, access to well-maintained communal gardens, and a private garage — a great bonus for storage or secure parking.

Outside, you're just a short walk from Borehamwood High Street, where you'll find a variety of shops, cafes, and amenities. Transport links are excellent, with Elstree & Borehamwood Station within easy reach, offering fast services into London St Pancras, as well as convenient bus routes nearby.

While the property would benefit from some modernisation, this is reflected in the asking price and presents a fantastic opportunity for buyers to put their own stamp on a spacious and well-located home.



