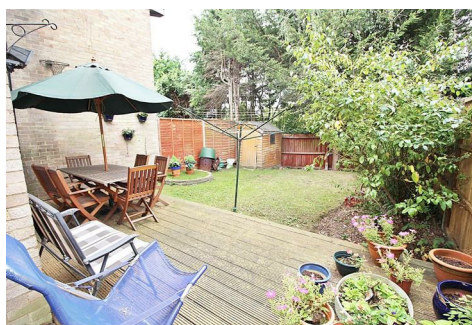




Simmons Estates

EST: 1996



West View Gardens, Elstree,

£530,000

- Three Double Bedrooms
- Modern Kitchen / Breakfast Room
- Very Large Living Room
- Fitted Wardrobes in Two Bedrooms
- Quiet Cul De Sac
- Located in the Heart of Elstree Village
- Downstairs Toilet
- Great Size Dining Area
- Driveway & Mature Gardens

Situated in a beautiful cul de sac in the heart of Elstree village is this three double bedroom house which is offered in good condition throughout, with a newly fitted kitchen, a very large lounge / dining room, downstairs toilet and office / playroom. All three bedrooms are good sizes, with two benefiting from fitted wardrobes and the master a fitted dressing table / draw units. The property is a moments walk from London bus links & local shops, giving easy access to Borehamwood, Bushey & Stanmore town centres.

Entrance Hall

UPVC partly glazed security entrance door, sockets, carpeted flooring, CH radiator, wall mounted alarm panel, spotlighting, doors leading to

Study

11'9 x 8'7 (3.58m x 2.62m)



UPVC double glazed window to the front, CH radiator, carpeted flooring, storage cupboard, fitted unit housing fuse board, spotlighting,

Downstairs WC



Tiled flooring, fully tiled walls, low flush WC, CH radiator, wash hand basin.

Kitchen/Breakfast Room

15'5 x 8'2 (4.70m x 2.49m)



UPVC double glazed window to the front, range of fitted units both wall mounted and base, ample work surface area, space for washing machine, space for tumble dryer, space for dishwasher, space for electric oven and hob, extractor, glass splash back, partly tiled walls, sockets with USB port, space for two fridge/freezers, built in floor to ceiling larder cupboard, wood effect flooring, CH radiator, spotlighting, glazed door through to

Lounge/Dining Room

20'8 x 19' (6.30m x 5.79m)



Carpeted flooring, spotlighting, two CH radiators, large floor to ceiling UPVC double glazed window to the rear, UPVC double glazed patio doors to the rear garden, TV point, telephone point, under stairs storage, timber stairs to first floor landing, door back through to hallway.



First Floor Landing

Carpeted flooring, sockets, access to loft, spotlighting, large airing cupboard, doors through to

Master Bedroom

13' x 13' to fitted wardrobes (3.96m x 3.96m to fitted wardrobes)



Fitted wardrobes spanning most of one wall, sockets, UPVC double glazed window to the rear, CH radiator, spotlighting, fitted dressing table and drawer units.

Bedroom 2

12'5 x 9'3 (3.78m x 2.82m)



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

Bedroom 3

13'3 to fitted wardrobes x 7' (4.04m to fitted wardrobes x 2.13m)



Fitted double wardrobe to one wall, additional double wardrobe to second wall, CH radiator, carpeted flooring, UPVC double glazed window to the rear, sockets.

Family Bath/Shower Room



Wood effect flooring, UPVC double glazed frosted window to the front, spotlighting, heated towel rail, fully tiled and enclosed shower cubicle with temperature and power settings, deep panel bath with mixer tap and hand held shower attachment, fully tiled walls, wash hand basin with mixer tap, shaver point.

Separate WC

Wood effect flooring, UPVC frosted double glazed window to the front, CH radiator, socket, spotlighting, low flush WC, wash hand basin, fully tiled walls.

Rear Garden



Secluded rear garden with decking area, laid to lawn, surrounding plants and shrubs, timber built shed, potential to add a gate to the rear.

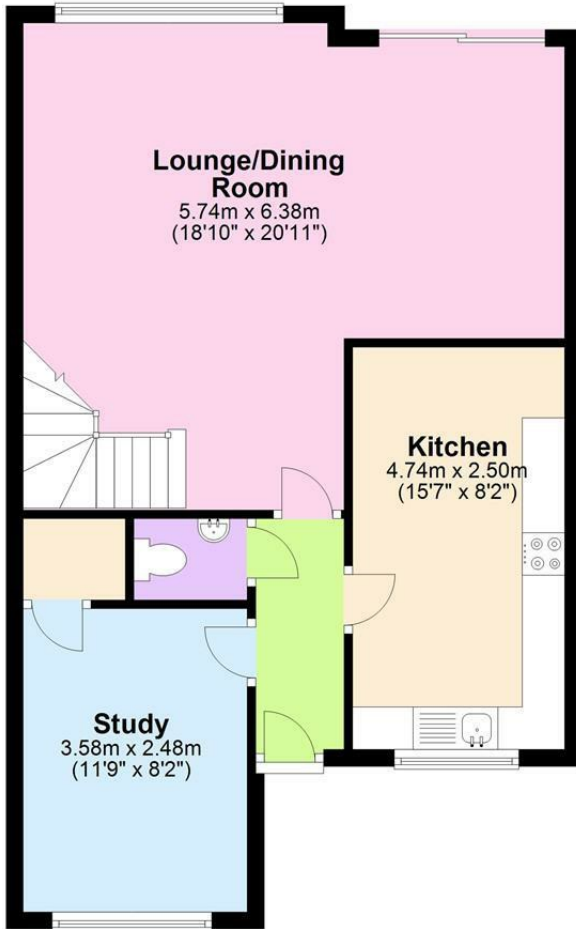
Front Garden

Laid to lawn, driveway giving parking, surrounding shrubbery and borders.



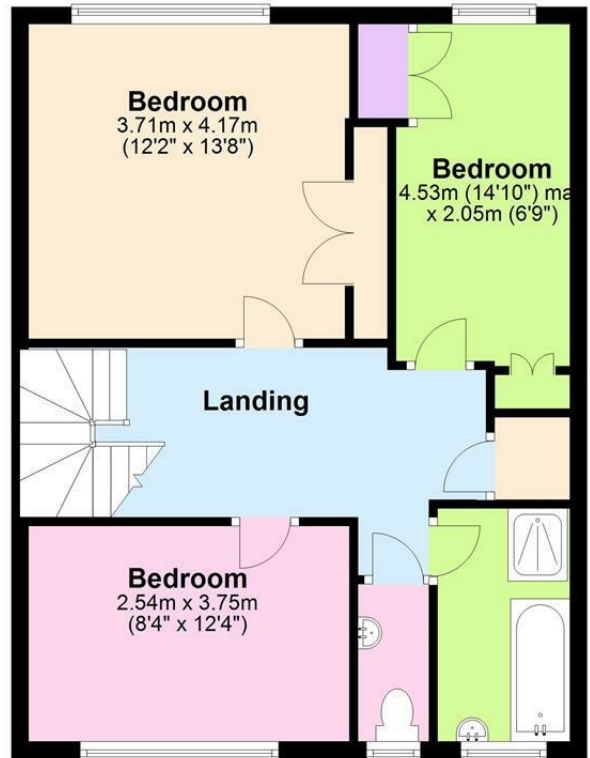
Ground Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



First Floor

Approx. 54.0 sq. metres (580.9 sq. feet)



Total area: approx. 112.3 sq. metres (1208.6 sq. feet)

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

