



Simmons Estates

EST: 1996



Blattner Close, Elstree,

£1,150,000

- Four Double Bedrooms
- Gated & Exclusive Development
- Two En-suites
- 5-Minute Walk to Station
- Large Lounge / Dining Room
- Three Bath/Shower Rooms
- Detached Double Garage
- Walk In-Wardrobe
- Perfect Family Home
- Guest W/C

This beautifully presented four double bedroom house is situated within Elstree's most exclusive & gated development, in the heart of prime Elstree, just a short walk from town centre and mainline station. The property is in great condition throughout and is offered with a beautiful kitchen breakfast room, stunning family bathroom with LED feature lighting, a utility room, three bath/shower rooms (2 en suites), master suite with walk in wardrobe and a guest cloakroom. The house also has ample parking and comes with a detached double garage, visitor parking within the development and a secluded rear garden. The accommodation comprises of a family/television room, a superb size dining room that can host 20 plus guests, that opens on to the living room, which over looks the rear garden and offers a good amount of family space.

Entrance Hallway

Hardwood security entrance door, tiled flooring with under floor heating, stairs leading to a lower level floor, stairs to first floor landing, doors leading to

Downstairs Cloakroom

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

Kitchen/Dining Area

15' x 10'8 (4.57m x 3.25m)

Tiled flooring with under floor heating, range of fitted units both wall mounted and base, UPVC double glazed window to the front, CH radiator, ample work surface area, glass feature splashback, integrated Neff double oven, integrated Neff combination microwave, five ring induction hob, extractor, spotlighting, ceiling mounted speakers, TV point, Sky point, integrated fridge/freezer, single bowl sink unit with shower head attachment, sockets, door to

Utility Room

Tiled flooring, fitted units both wall mounted and base, single bowl sink unit with mixer taps, UPVC double glazed door to the side, space for washing machine, space for tumble dryer, spotlighting, CH radiator

TV/Playroom

11'6 x 9'11 (3.51m x 3.02m)

Fitted units spanning one wall, double aspect room with UPVC double glazed windows to the front and side, spotlighting, tiled flooring with under floor heating, CH radiator, TV point.

Low Level Hall

Under stairs storage cupboard, CH radiator, wood flooring, double doors leading to

Through Lounge/Dining Room

Dining Room

17'10 x 10'8 (5.44m x 3.25m)

Two CH radiators, sockets, spotlighting, wood flooring, telephone point, UPVC double glazed French doors and window to the rear garden

Lounge

18'8 x 12'8 (5.69m x 3.86m)

Wood flooring, triple aspect room with UPVC double glazed windows to the rear and two sides, two CH radiators, spotlighting, wall mounted TV point, sockets.

First Floor Landing

Carpeted flooring, storage cupboard, stairs leading to second floor landing, doors leading to

Family Bathroom

Tiled flooring with under floor heating, fully tiled walls, UPVC frosted double glazed windows to the rear, heated towel rail radiator, deep panel bath with mixer tap and separate shower attachment, vanity unit, shelving.

Bedroom 2

13'6 x 11'8 (4.11m x 3.56m)

UPVC double glazed window to the rear, carpeted flooring, CH radiator, built in wardrobe, sockets, spotlighting on dimmer switch.

Bedroom 3

12'9 x 10'5 (3.89m x 3.18m)

Carpeted flooring, TV point, UPVC double glazed window to the rear, spotlighting, CH radiator, sockets, lighting on dimmer switch

Second Floor Landing

Carpeted flooring, UPVC double glazed window to the front, CH radiator, access to loft, spotlighting, doors leading to

Master Bedroom

13' x 12'9 (3.96m x 3.89m)

Carpeted flooring, UPVC double glazed windows to the front, spotlighting, on dimmer switch, double vaulted ceiling, CH radiator, TV point, telephone point, door through to walk in wardrobe and door through to

En-Suite Shower Room

UPVC frosted double glazed window to the side, wash hand basin set in vanity unit, fully tiled and enclosed shower cubicle with rainfall shower and hand held attachment, low flush WC, heated towel rail, shaver point.

Walk-In Wardrobe

Carpeted flooring, spotlighting, access to loft, built in shelving and hanging space.

Bedroom 4

10'6 x 10' (3.20m x 3.05m)

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

En-Suite Shower Room

Timber framed frosted window to the side, laminate flooring, low flush WC, CH radiator, wash hand basin, fully tiled walls, shaver point, spotlighting, fully tiled and enclosed shower cubicle with power shower.

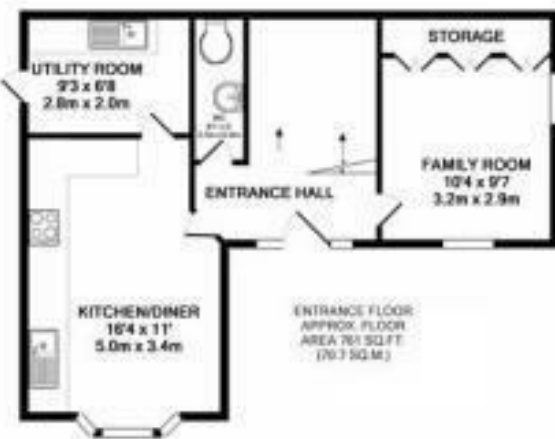
Rear Garden

Good size patio area, mostly laid to lawn, surrounding shrubbery and borders, side gate giving access to the front.

Front Garden

Large driveway giving ample parking, access to double garage.





TOTAL APPROX. FLOOR AREA 2086 SQ. FT. (192.0 SQ. M.)

(While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac (2019)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(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	