



Simmons Estates

EST: 1996



Belmor, Elstree,

£1,300,000

- Four Double Bedrooms
- Two Bathrooms (En Suite)
- Separate Utility Room
- Beautifully Maintained Private Rear Garden
- Quiet Cul De Sac
- Detached House
- Three Reception Rooms
- Good Condition Throughout
- Double Length Garage
- Off Street Parking

This spacious four-bedroom detached family home, offering 2008 sqft of versatile living space, is situated in a prime location in Elstree. Nestled in a quiet and peaceful cul-de-sac, this property provides the perfect blend of privacy and convenience, with easy access to local amenities, schools, and transport links.

The ground floor features a fully fitted kitchen with a separate utility room, ideal for laundry and additional storage. The large living room/diner is perfect for family gatherings, while the separate sitting area offers a comfortable space to relax. There is also an additional reception room, which can be used as a study or playroom. A convenient W/C is located on this floor, adding practicality and ease.

Upstairs, the property boasts a spacious master bedroom, complete with fitted wardrobes and an en-suite bathroom, providing a peaceful retreat. There are three additional generously sized bedrooms, ideal for guests, a home office, or a growing family, along with a beautifully appointed family bathroom.

Externally, the property offers off-street parking and a double-length garage, providing ample space for vehicles and additional storage. The beautifully maintained private rear garden is a true highlight, offering a tranquil outdoor space.

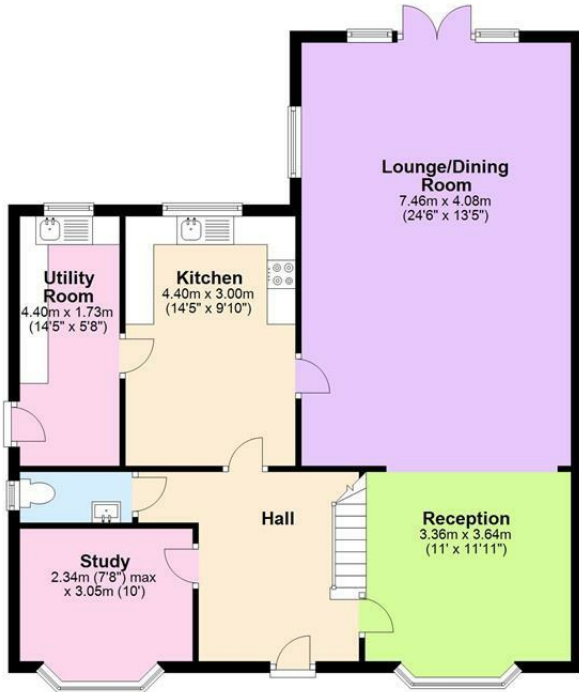
Additional benefits of this property include the potential to convert the loft (subject to planning permission), providing an opportunity to expand further. The property is in excellent condition throughout, ensuring it is ready for its new owners to move in and enjoy from day one.

Belmor is ideally located in the heart of Elstree, offering easy access to a wide range of local amenities. The area is renowned for its excellent educational options, both in the state and private sectors, with prestigious schools such as the highly regarded Haberdashers Aske's Schools, as well as Aldenham, Edge Grove, and Radlett Prep all nearby. The property is within walking distance of Elstree & Borehamwood Thameslink station.



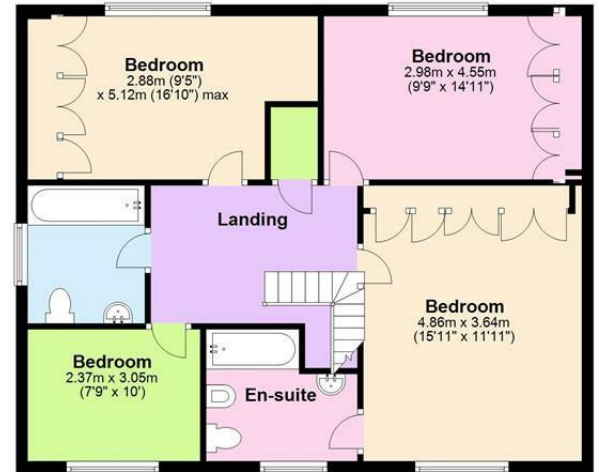
Ground Floor

Approx. 110.6 sq. metres (1190.5 sq. feet)



First Floor

Approx. 76.0 sq. metres (818.4 sq. feet)



167 Sq Mts
without
Garage

Total area: approx. 186.6 sq. metres (2008.9 sq. feet)

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

Energy Efficiency Rating	
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	
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