Simmons Estates

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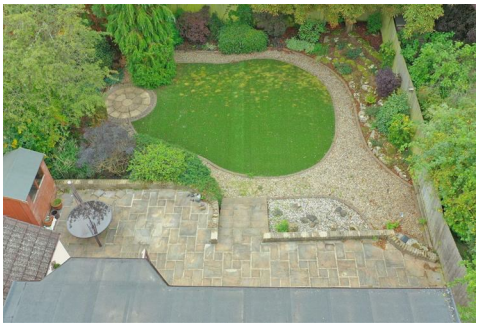


Lodge Avenue, Elstree,

£1,200,000

- Two/Three Bedroom Bungalow
- Stunning Master Suite with Walk-in Wardrobe & Shower Room
- Utility Room
- Large Lounge/Dining Room
- Matured Sunny Aspect Garden with Artificial Lawn
- Fantastic Condition Throughout
- Great Location Just 5-Mins Walk to Town & Station
- Beautiful Modern Kitchen with Stone Work Surfaces
- Office/TV Room

A beautifully presented two/three bedroom detached bungalow that is situated a 5-minute walk from town & station, benefitting from two fully tiled shower rooms, a great size lounge/diner, spacious driveway, utility room and sunny aspect matured garden. Located in one of Elstree's most popular avenues, the property is conveniently located just a short walk from London transport links and a large range of shops & restaurants. The property has a great size master bedroom, which has a walk-in his/her wardrobe & en suite shower room, a spacious entrance hallway, good size loft (that has potential to convert stpp), a TV Room/Study and is offered chain free.

Entrance Hall

Hardwood security entrance door, two timber framed frosted windows to the front, inset mat, wood effect flooring, timber framed velux window to the side, CH radiator, access to loft with loft ladder and lighting, two storage cupboards, sockets, alarm console, door through to

Please Note:

The loft has huge potential to extend subject to planning permission

Inner Hallway

Wood effect flooring, CH radiator, storage cupboard, sockets, doors leading to

Shower Room

Tiled flooring, fully tiled walls, fully tiled and enclosed shower cubicle with temperature and power settings, UPVC double glazed frosted window to the side, heated towel rail, spotlighting, large wash hand basin with mixer tap set in vanity unit, extractor, low flush WC.

TV Room

15'7 x 11'11 (4.75m x 3.63m)

Wood effect flooring, UPVC double glazed bay window to the front, vertical radiator, TV point, Sky point, spotlighting on dimmer switch, sockets, fitted TV display cabinet with shelving and drawers.

Master Bedroom

12'9 x 12'4 (3.89m x 3.76m)

UPVC double glazed window to the front, spotlighting on dimmer switch, sockets, wood effect flooring, CH radiator, doors leading to

Walk-In Wardrobe

8' x 7'1 (2.44m x 2.16m)

Fitted drawers and ample hanging space to two walls, spotlighting.

En-Suite Shower Room

Large wash hand basin with mixer tap set in vanity unit, bidet, low flush WC, walk in large shower cubicle with temperature and power settings, heated towel rail, spotlighting, UPVC double glazed bay window to the front, extractor, fitted wall unit, wall mounted mirror.

Kitchen/Dining Area

20' x 12'2 (6.10m x 3.71m)

Tiled flooring, UPVC double glazed windows to the rear, UPVC double glazed French doors to rear garden, two CH radiators, range of fitted units both wall mounted and base, ample quartz work surface area, built in double electric oven, integrated microwave, space for American style fridge/freezer, fitted drawer units, four ring induction hob, extractor, under mounted one and a half bowl sink unit with mixer tap and additional boiling hot water tap, mosaic tiled walls, spotlighting, sockets, integrated dishwasher, door through to

Office/Bedroom 2

15' x 9'7 (4.57m x 2.92m)

Fitted units, UPVC double glazed window to the rear, wood effect flooring, CH radiator, telephone point, TV point, sockets, spotlighting on dimmer switch, door through to

Utility Room

11'1 x 6'2 (3.38m x 1.88m)

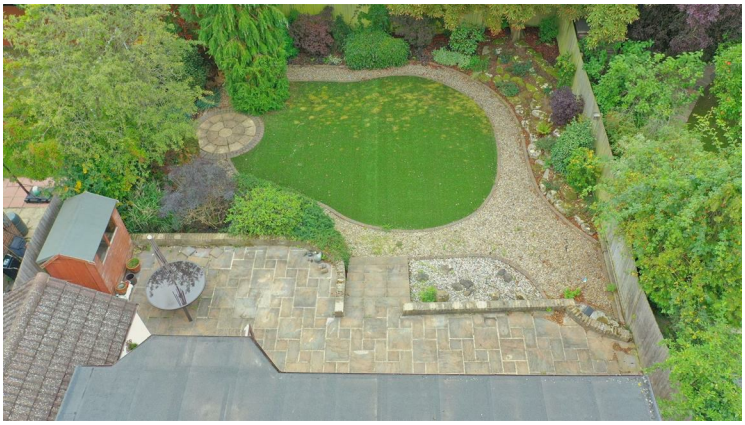
UPVC double glazed frosted window to the side, tiled flooring, range of fitted units both wall mounted and base, single bowl sink unit with mixer taps, space for washing machine, space for tumble dryer, CH radiator, door leading back through to hallway.

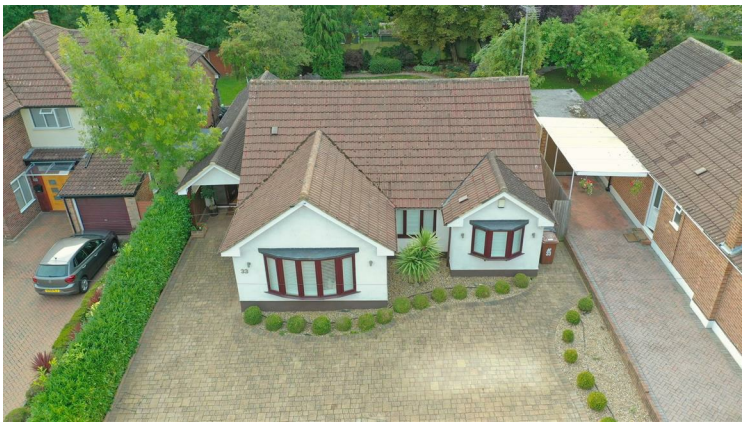
Lounge/Dining Room

22'6 x 18'6 (6.86m x 5.64m)

Wood effect flooring, UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear garden, two CH radiators, spotlighting on dimmer switch, fitted TV display cabinet with shelving, drawers and lighting, sockets.

Rear Garden





Mature rear garden with surrounding shrubbery and borders, mature trees, plants and shrubs, side gate giving access to the front, artificial lawn area, partly shingled.

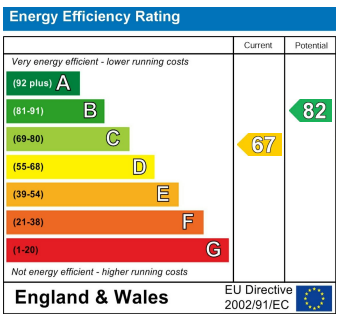
Front Garden

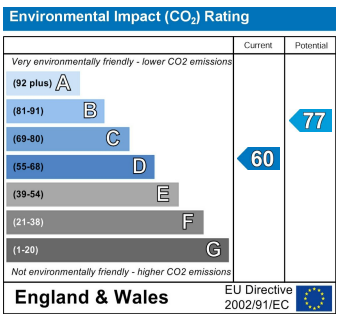
Large driveway giving parking for multiple vehicles, plants and shrubs, side gate giving access to the rear garden.

Approx. 152.8 sq. metres (1644.7 sq. feet)

Total area: approx. 152.8 sq. metres (1644.7 sq. feet)

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





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