Simmons Estates

EST: 1996









Berkeley Close, Elstree,

£700,000

- Three Well-Proportioned Bedrooms
- Spacious Dual-Aspect Open-Plan Kitchen/Diner
- Well Maintained Throughout
- Situated in a Quiet Cul-de-Sac
- 5–10 Minute Walk To The Town Centre & Station
- Two Bathrooms (One On The Ground Floor)
- Generous L-Shaped Living Area With Balcony
- Private Garden With Side Access
- Off-Street Parking For Four Vehicles
- Approximately 1,506 sq. ft. of Living Accommodation

Situated in a quiet cul-de-sac in the sought-after area of Elstree, this well-maintained three-bedroom end-of-terrace house offers approximately 1,506 sq. ft. of versatile accommodation arranged over three floors, with excellent potential to create a fourth bedroom. Further benefits include private garden, private balcony, side access & off-street parking for four vehicles.

The ground floor comprises a welcoming entrance hallway with a useful storage cupboard & access to a bathroom with shower facilities. At the end of the hallway is a spacious dual-aspect open-plan kitchen/diner, enjoying plenty of natural light, ample worktop & storage space & a generous dining area ideal for family living & entertaining.

The first floor boasts a generous L-shaped living area, flooded with natural light from large windows, with direct access to a private balcony overlooking the rear garden. The versatile layout also offers the potential to create a fourth bedroom by reinstating a dividing door.

The property boasts three well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes. A modern family bathroom serves the upper floors, providing two bathrooms in total, including one on the ground floor.

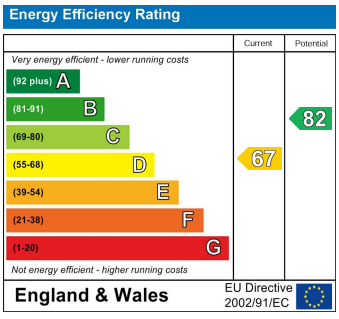
Externally, the rear garden enjoys afternoon & evening sunshine, with private side access & a secluded outlook towards the landscaped grounds & lake at neighbouring Lakeside Court. To the front, a substantial driveway provides off-street parking for up to four vehicles.

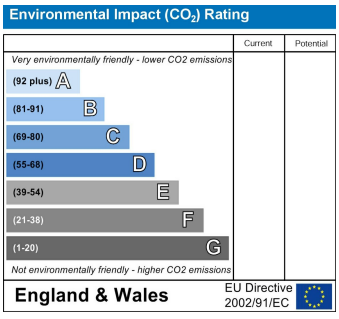
Berkeley Close is ideally positioned approximately five minutes' walk from Borehamwood town centre and Elstree & Borehamwood Station, offering excellent Thameslink connections into Central London. Shops, supermarkets, cafés, restaurants, leisure facilities and well-regarded local schools are all within easy reach.

Offered chain free, this attractive home combines generous living space, a flexible layout & a peaceful setting with excellent transport links.









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