







Simmons Estates

Est: 1996

**29 Lawford Court**
**Elstree , Hertfordshire WD6 3FN**
**£317,500**

## Entrance Door
Hardwood security entrance door, laminate flooring, entry phone system, sockets, internet point, doors leading to

## Lounge/Dining
16' x 10'10 (4.88m x 3.30m)
Laminate flooring, two CH radiators, UPVC double glazed window and door leading to balcony, sockets, TV point. large opening through to

## Kitchen
10'12 x 4' (3.05m x 1.22m)
Tiled flooring, range of fitted units both wall mounted and base, ample work surface area, one and a half bowl sink unit with mixer tap, four ring electric hob, electric oven, extractor, space for fridge/freezer, integrated washing machine, sockets, spotlighting, under unit lighting.

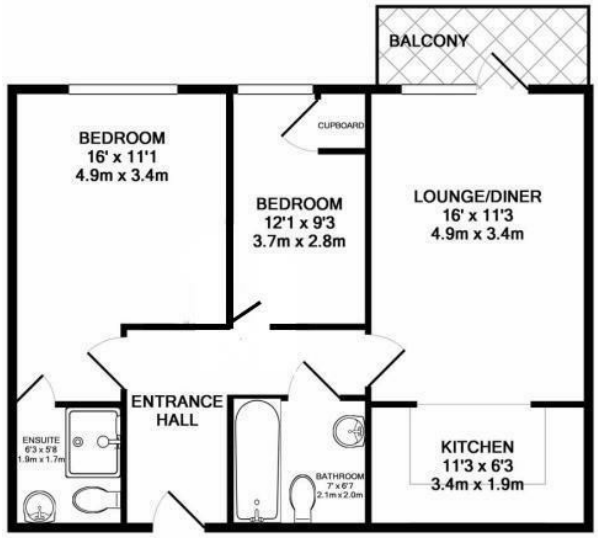
## Master Bedroom
16' x 9'2 (4.88m x 2.79m)
Carpeted flooring, UPVC double glazed window to the front, fitted wardrobes, CH radiator, sockets, door through to

## En-Suite Shower Room
Tiled flooring, low flush WC, heated towel rail, spotlighting, fully tiled and enclosed shower cubicle with power shower.

## Bedroom 2
12'3 x 9'5 (3.73m x 2.87m)
Carpeted flooring, UPVC double glazed window to the front, CH radiator, fitted wardrobes, sockets, cupboard housing boiler and ample storage.

## Bathroom
Partly tiled walls, tiled flooring, heated towel rail, low flush WC, wash hand basin with mixer taps, deep panel bath with mixer tap and hand held shower attachment.

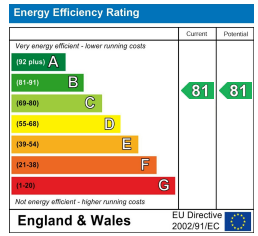
## Exterior
Allocated parking and permit visitor parking, communal gardens.

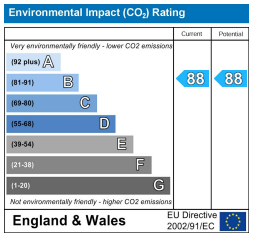



TOTAL APPROX. FLOOR AREA 723 SQ.FT. 67.19SQ.M.

Whilst 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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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