

A Reputation To Rely Upon



Park Crescent Elstree, , WD6 3PU

£1,375,000

- Five / Six Bedroom House
- Unique & Spiralled Stone Staircase
- Three Floors of Accommodation
- Beautiful Master Suite with Vaulted Ceiling
- Aluminium Bi-Folding Doors that span the width of the house
- Stunning, Modern Open Plan Design
- Swimming Pool, Gym & Sauna
- Four Bath / Shower Rooms
- Large Rear Garden with Water Features
- Cinema Room & Separate TV area

40 Park Crescent Elstree, WD6 3PU

Park Crescent is one of Elstree's most premium roads and there is a very rare opportunity to purchase this stunning five / six bedroom home, which has been finished to a fantastic specification and offers you a one off opportunity to acquire such a beautiful home. The property is situated in a very exclusive road, just a moments walk from town, mainline train station, and London bus links, which offer very easy access to London, with just a 25 minute commute to Kings Cross. The house is situated on a fantastic size plot, with a rear garden that stretches over 100ft and which also houses an external heated swimming pool, a multi purpose outhouse that is currently used as a gym / sauna and Jacuzzi. The property is in the heart of prime Elstree and benefits from a cinema room, utility room, a stone spiral staircase that gives access to three floors, aluminium double glazing/bi-folding rear doors, a beautiful open plan Poggenpohl kitchen, Henco wet underfloor heating and three bath / shower rooms. The master suite has vaulted beamed ceilings, a walk-in wardrobe, en-suite shower room and it also overlooks the stunning rear garden. This property is chain free and should be viewed immediately.

This beautiful house has been finished to an exceptionally high standard and provides the buyer with exquisite well proportioned lateral living over three floors, with excellent open plan entertaining space, two separate reception rooms, a large kitchen / dining room, heated swimming pool, steam room and entertainment room.

The house has private off street parking for five cars, but can easily accommodate large amounts of guests, with ample on road parking available. Park Crescent is situated a moments walk from town and station, benefiting from easy access to the Boulevard shopping park which is home to Debenhams, Marks & Spencer's, Metro Bank and a number of health & sport stores.

Entrance Hall

German aluminium frosted glazed security entrance door, German aluminium frosted glazed windows to the front, tiled flooring with German Henco under floor heating, opening through to large open-plan living/dining/kitchen area., Smart CCTV home alarm system with caller video message and ID, door through to

Home Cinema Room

16'8 x 10'6 (5.08m x 3.20m)



Carpeted flooring with German Henco under floor heating,

German aluminium double glazed bay window to the front, sockets.

Open-Plan Lounge/Dining/Kitchen



Snug Area

12'4 x 11'8 (3.76m x 3.56m)



German aluminium double glazed bay window to the front, sockets, tiled flooring with German Henco under floor heating, brick built open plane fireplace.

Dining Room



Tiled flooring with German Henco under floor heating, spiral stone staircase leading to first floor landing, door leading to

Downstairs WC

Low flush WC, tiled flooring with German Henco under floor heating.

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Lounge/Family Area



Floor to ceiling German aluminium double glazed bi-fold doors spanning the whole of the back wall leading to rear garden, sockets, TV point, tiled flooring with German Henco under floor heating, two timber framed velux windows to the rear.

Kitchen

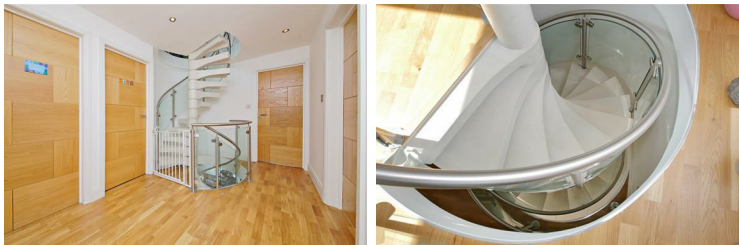


Poggenpohl kitchen with a range of fitted units both wall mounted and base, extractor, Poggenpohl island unit with ample storage beneath, tiled flooring with German Henco under floor heating, two timber framed velux windows to the rear, door leading to

Utility Room

Tiled flooring with German Henco under floor heating, housing German Wiesmann boiler

First Floor Landing



Wood flooring with German Henco under floor heating, spiral stone staircase to guest bedroom/family room, doors leading to

Master Bedroom Suite

21'2 x 13'9 (6.45m x 4.19m)



German aluminium double glazed windows to the rear, wood flooring with German Henco under floor heating, sockets, TV point, opening to en-suite shower room, opening through to

Walk-In Wardrobe

Wood flooring with German Henco under floor heating, ample storage and hanging space.

En-Suite Shower Room



His and hers wash hand basins with large storage unit beneath with shelving and drawers, fully tiled and enclosed shower cubicle with temperature and power settings, fully tiled walls, low flush WC, tiled flooring with German Henco under floor heating, large wall mounted mirror, German aluminium frosted double glazed window to the side.

Family Bathroom



Large fully tiled walk-in shower cubicle with temperature and power settings, low flush WC. wash hand basin with storage unit beneath, two German aluminium frosted double glazed windows to the side, fully tiled walls, tiled flooring with German Henco under floor heating

Bedroom 2

13'11 x 11'3 (4.24m x 3.43m)



German aluminium double glazed bay window to the front, wood flooring with German Henco under floor heating, spotlighting, sockets, TV point.

Bedroom 3

11'3 x 9'2 (3.43m x 2.79m)

German aluminium double glazed window to the rear, wood flooring with German Henco under floor heating, sockets, TV point., spotlighting

Bedroom 4

13'11 x 10'6 (4.24m x 3.20m)



German aluminium double glazed bay window to the front, wood flooring with German Henco under floor heating, spotlighting, sockets.

Bedroom 5

8'4 x 8'2 (2.54m x 2.49m)



Wood flooring with German Henco under floor heating, German aluminium double glazed window to the front, sockets, spotlighting.

Guest Bedroom/Family Room



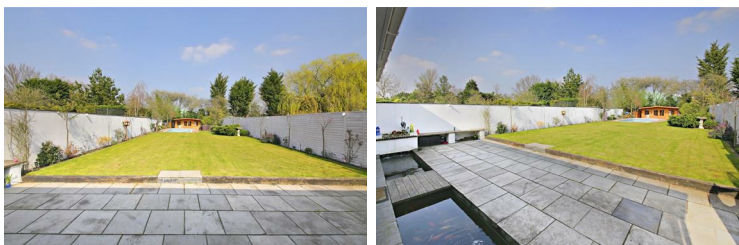
Two Velux windows to the front, German aluminium double glazed windows to the rear, wood flooring with German Henco under floor heating, storage in the eaves, door leading to large storage cupboard, door leading to

En-Suite Bathroom



Fully tiled walls, tiled flooring, with German Henco under floor heating, freestanding bath with mixer taps, low flush WC, wash hand basin set in vanity unit.

Rear Garden



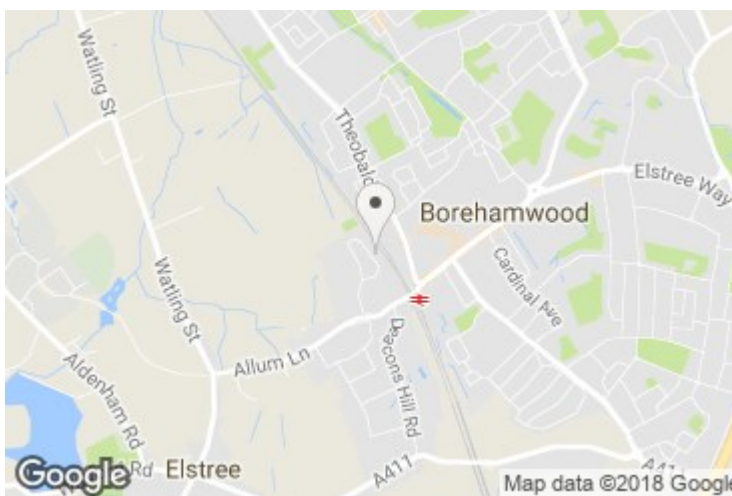
Mostly laid to lawn, patio area, swimming pool to the rear, door leading to

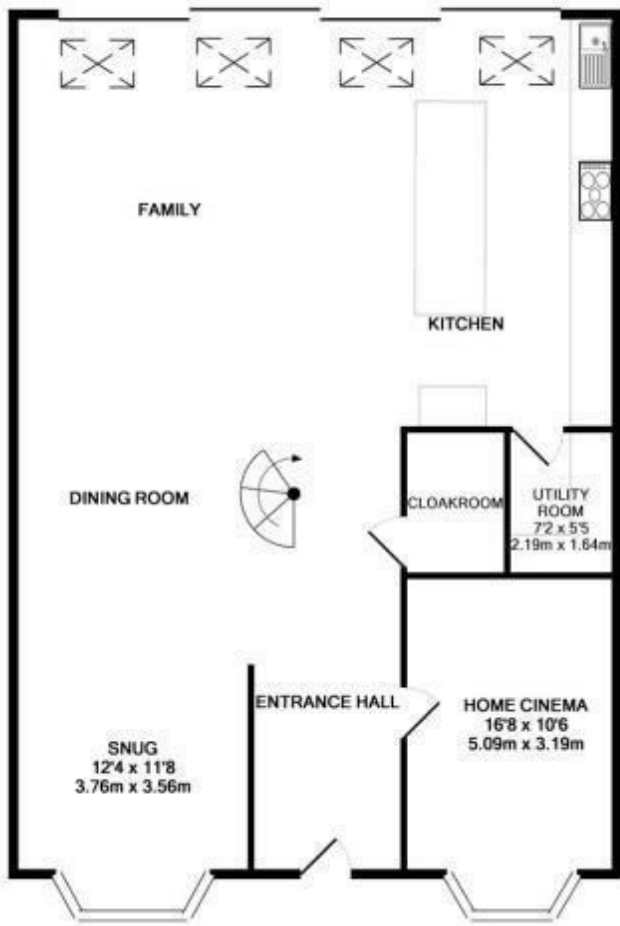


Timber Built Outhouse

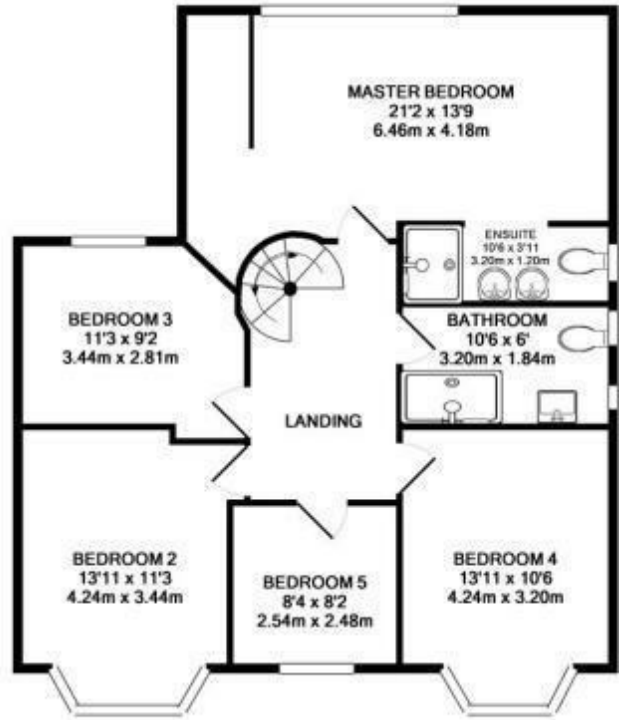


Currently being used as a gym, sockets, lighting, contained sauna room.





GROUND FLOOR
APPROX. FLOOR
AREA 1277 SQ. FT.
(118.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 877 SQ. FT.
(81.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 574 SQ. FT.
(53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2728 SQ.FT. (253.5 SQ.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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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		