



Elmhurst Elstree Hill South

Elstree, WD6 3DE

Offers In Excess Of £700,000



Elmhurst Elstree Hill South

Elstree, WD6 3DE

Offers In Excess Of £700,000



Elmhurst is a charming, well-presented Victorian three bedroom semi detached character home located at the lower end of Elstree Hill South with delightful views over surrounding green belt countryside to the rear.

The property has been well maintained while retaining many original features of the period including cast-iron fireplaces in two of the bedrooms and a kitchen with original pantry for food storage.

This lovely family home has been recently redecorated throughout and further benefits from a substantial attic room with potential for conversion subject to the usual planning constraints.

Situated in the heart of Elstree Village the property is ideally located for easy access onto the A41 and M1 Motorway as well as Edgware and Stanmore Underground Stations being just a short drive away. Borehamwood Town Centre is close by with its large selection of shops, restaurants, cafes and mainline train station with direct links to Central London.

The accommodation comprises on the ground floor: An entrance hall, guest cloakroom, sitting room, family room, dining/sun room backing directly onto the garden and a kitchen also overlooking the rear. On the first floor are three bedrooms and a family bathroom as well as a staircase up to a good sized attic room.

Externally the house is approached by a bloc-paved driveway providing off-street parking for two cars.

To the rear is a well-maintained and good sized garden with a Welsh Slate patio with garden lights and teak patio furniture, large timber storage shed, side access, a further vegetable/herb garden and rear access with views over green belt land.

Ground Floor

Entrance Hall

Fully tiled with underfloor heating, inset coconut matting, sash window to side aspect, carpeted staircase to first floor.

Guest Cloakroom

Wash hand basin with chrome mixer tap, tiled splash back, low-level WC with wall-mounted flush, ceiling-mounted extractor fan, obscure glazed window to side aspect.

Sitting Room

14 x 13'1 (4.27m x 3.99m)

Picture rail, contemporary electric fireplace, wall-mounted light fittings, wooden flooring, wall-mounted radiator, bay window with sash windows and secondary glazing to front aspect.

Living Room

13'11 x 10'11 (4.24m x 3.33m)

Picture rail, door to understairs storage cupboard, part glazed door to kitchen, wall-mounted radiator, 'Amtico' flooring, opening into dining/sunroom.

Dining/Sun Room

14'8 x 8'11 (4.47m x 2.72m)

Space for dining table and chairs, sitting area, double glazed French doors to rear garden, two large 'Velux' roof windows, double glazed sash window to side aspect, door to kitchen.

Kitchen

16'6 x 7'11 (5.03m x 2.41m)

Range of wooden base units with part granite worktops and up stands and part wooden worktops, white enamel sink and drainer with chrome mixer tap, built in oven and grill, 'Bosch' electric hob, space for washing machine door to large larder cupboard, wall-mounted radiator, tiled flooring, window to dining/sun room, two sash windows to rear aspect.

First Floor

Landing

Fully carpeted, doors to all bedrooms.

Bedroom One

14 x 11'1 (4.27m x 3.38m)

Feature cast-iron fireplace with tiled hearth, exposed floorboards, wall-mounted radiator, two sash windows and secondary glazing to front aspect, door to attic room.

Bedroom Two

11 x 11 (3.35m x 3.35m)

Double bedroom, cast-iron feature fireplace, range of fitted wardrobes, wall-mounted radiator, fully carpeted, replacement double glazed sash window to rear aspect.

Bedroom Three

13'2 x 8'1 (4.01m x 2.46m)

Single bedroom, built-in up and over storage cupboards, wall-mounted radiator, replacement double glazed sash window to rear aspect.

Family Bathroom

7'5 x 5 (2.26m x 1.52m)

White three-piece suite comprising: Wash hand basin with chrome hot and cold taps, wall-mounted LED mirror above, close coupled WC, panel bath with shower over, wall-mounted chrome controls, wall-mounted showerhead, folding glazed screen, wall-mounted radiator, wall-mounted white towel warmer,

wall-mounted mirrored medicine cabinet, wall-mounted extractor fan, calm, fully tiled walls, 'Karndean' flooring, obscure glazed sash window to side aspect.

Second Floor

Attic Room

24 14 (7.32m 4.27m)

Wooden staircase leading to large loft ideal for home office or hobby room, window to side aspect, 'Velux' window to rear aspect.

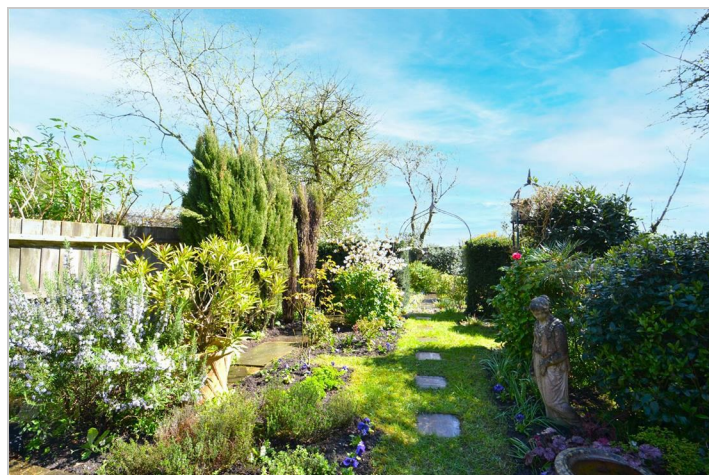
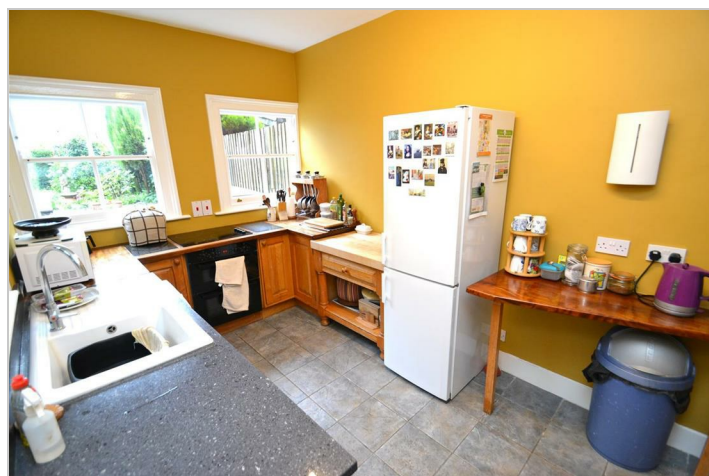
Exterior

Frontage

Bloc-paved driveway providing off-street parking for two cars, low timber fencing to one side and high hedging to the other, wall-mounted exterior light fitting, side entrance with wrought-iron gate.

Rear

Large Welsh Slate paved patio with steps up to area of lawn, surrounded by mature flowerbeds with an assortment of bushes and shrubs, wrought-iron archway into further vegetable and herb garden, wooden gate to rear access, large timber storage shed, external water tap, side access to front of property.



Road Map



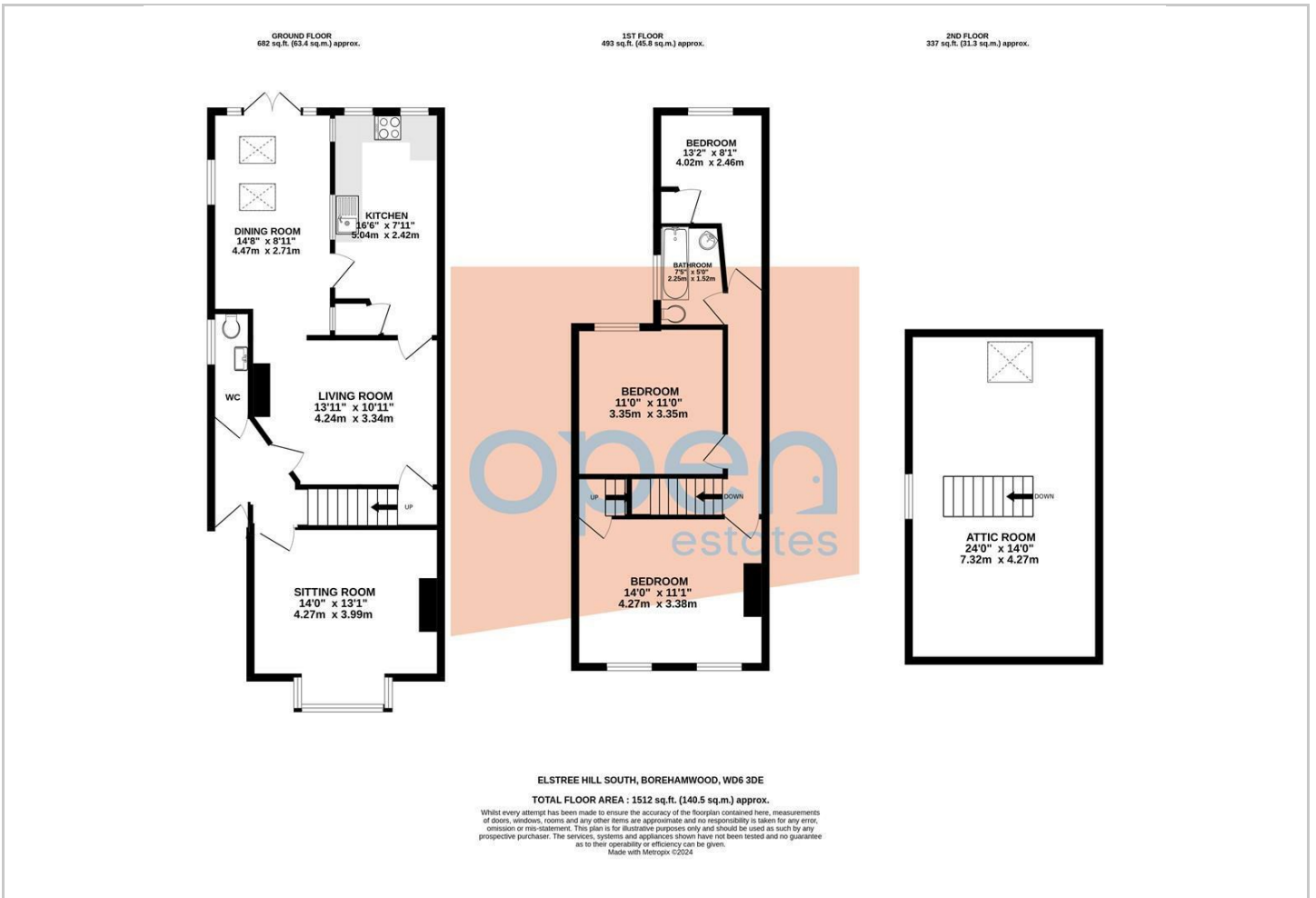
Hybrid Map



Terrain Map



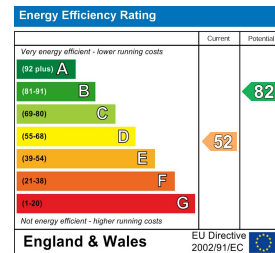
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.