



Nicholas Road

Elstree, WD6 3JY

Guide Price £1,100,000



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A spacious well presented detached house located on a small private section of the highly sought after Nicholas Road in the heart of Elstree Village. This delightful family home comprises, a good sized living/dining room with direct access to the garden, TV/family room, kitchen/breakfast room requiring some modernisation and a guest cloakroom on the ground floor.

An integral garage accessed from the lobby is currently being used as a second kitchen/utility room, and could easily be converted into another reception room or downstairs bedroom if required.

On the first floor is a large principal bedroom with en suite bathroom and a further three double bedrooms and a family bathroom. The property benefits from a charming well maintained and private rear garden as well as an attractive frontage with bloc-paved drive providing ample off street parking. There is also further parking for the benefit of this and one other house directly opposite the property. Elstree and Borehamwood Station with direct links to Central London, the Boulevard Shopping Park and High Street with its vast array of restaurants and prime name stores, cinema, swimming pool, library, gymnasium and an excellent selection of houses of worship are all within easy walking distance.

Ground Floor

Covered porch area open to two sides leading to composite front door.

Lobby

Decorative coving, central light fitting, laminate flooring, door to integral garage, glazed Georgian-style door to entrance hall.

Entrance Hall

Decorative coving, inset spotlights, wall-mounted radiator, laminate flooring, storage cupboard.

Guest Cloakroom

White wash handbasin with chrome mixer tap, low level WC with concealed cistern and wall-mounted flush, wall-mounted chrome towel warmer, inset spotlights, fully tiled walls and flooring, obscure glazed window to side aspect.

Kitchen/Breakfast Room

11'11 x 11'5 (3.63m x 3.48m)

Comprehensive range of wooden wall and base units with contrasting worktops and tiled splash back and walls, 1 and 1/2 bowl stainless steel sink and drainer with swan-neck mixer tap, 4-ring gas hob, 'Neff' built-in oven and grill, space for dishwasher, space for fridge/freezer, space for breakfast table and chairs, floor-mounted boiler, wall-mounted radiator, inset spotlights, tiled flooring, window to front aspect.

Living/Dining Room

22'1 x 15'11 (6.73m x 4.85m)

Distinct areas with space for sofas, space for large dining table and chairs, decorative coving, inset spotlights, fully carpeted, two wall-mounted radiators, glazed French doors with glazed side panels to rear aspect and garden.

TV/Family Room

13'9 x 9'5 (4.19m x 2.87m)

Decorative coving, wall-mounted radiator, fully carpeted, window to rear aspect.

Integral Garage

16'5 x 8'5 (5.00m x 2.57m)

Currently fitted out as a secondary kitchen, with wall and base units, contrasting worktops, space for washing machine and dryer, space for freezer, water tap, power and lighting.

First Floor

Landing

Fully carpeted, large walk-in laundry cupboard, decorative coving, inset spotlights, window to side aspect.

Bedroom One

15 x 14'7 (4.57m x 4.45m)

Large double bedroom with full-width range of mirror fronted wardrobes, inset spotlights, fully carpeted, wall-mounted radiator, window to rear aspect.

Ensuite Bathroom

8'8 x 7'7 (2.64m x 2.31m)

Twin sink unit with chrome mixer taps and vanity storage cupboards below, panel bath with chrome mixer tap, wall-mounted shower riser and head, separate shower cubicle with glazed sliding door, wall-mounted controls, riser and showerhead, low-level WC, wall-mounted towel warmer, inset spotlight, fully tiled walls and flooring, obscure glazed window to side aspect.

Bedroom Two

14'7 x 10'10 (4.45m x 3.30m)

Large double bedroom with range of white wardrobes and matching dressing table unit, inset spotlights, wall-mounted radiator, fully carpeted, window to front aspect.

Bedroom Three

12'10 x 10'11 (3.91m x 3.33m)

Double bedroom with range of white wooden wardrobes and dressing table, inset spotlights, fully carpeted, wall mounted radiator, window to rear aspect.

Bedroom Four

11'2 x 10'11 (3.40m x 3.33m)

Double bedroom with range of white wardrobes with dressing table, inset spotlights, fully carpeted, wall-mounted radiator, window to front aspect.

Family Bathroom

Three piece suite comprising white wash hand basin with chrome mixer taps, panelled bath with chrome mixer taps and wall-mounted shower riser and head, low-level WC, wall-mounted towel warmer, inset spotlights, ceiling mounted extractor fan, fully tiled walls and tile effect flooring.

Exterior

Frontage

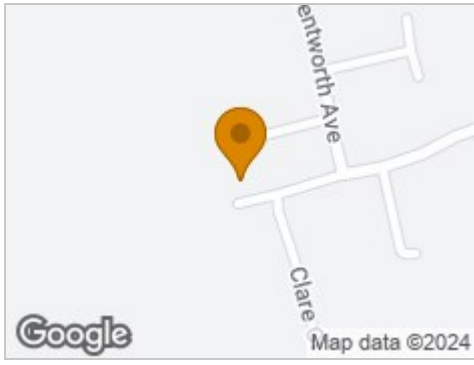
Bloc-paved driveway providing off-street parking for two vehicles, area of lawn with flower bed and small tree, wall-mounted lights and security lamps, gated side access to rear garden on both sides of property.

Rear

Large, full-width paved patio leading to area of lawn surrounded by flowerbeds with selection of plants and shrubs, security wall-mounted lighting, exterior water tap, side access to front of property from both sides.



Road Map



Hybrid Map



Terrain Map



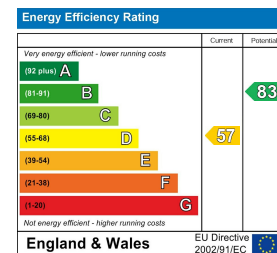
Floor Plan



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



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