



S Simmons Estates
EST: 1996

20 Park Crescent
, WD6 3PU
£1,300,000

This Four bedroom semi-detached residence is nestled within the prestigious Park Crescent of Elstree. Offering convenience, and modernity, this stunning four-bedroom home presents a rare opportunity to acquire an exceptional living experience. Boasting an enviable location just moments away from the vibrant town center, mainline train station, and London bus links, residents enjoy effortless connectivity with a swift 25-minute commute to Kings Cross, London.

This remarkable home stands on an expansive plot featuring a captivating rear south-facing garden spanning over 250ft. The property's allure is further accentuated by its private off-street parking for up to five cars and single garage. Park Crescent epitomizes exclusivity, being within a short stroll to the Boulevard shopping park and surrounded by a wealth of local amenities.

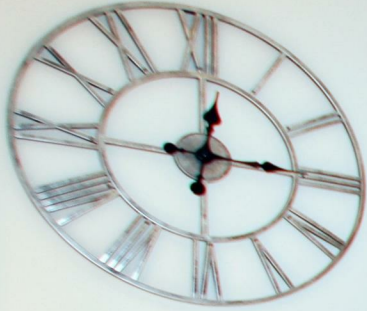
Step inside to discover a meticulously extended property designed to elevate modern family living. The ground floor welcomes you with an inviting entrance hall, WC, utility room, and a spacious family room. The heart of the home unfolds into a breathtaking open-plan kitchen/dining area, and outdoor spaces, offering fantastic views of the enchanting rear garden.

Ascending to the first floor unveils a luxurious retreat with a fabulous master bedroom boasting an en-suite bathroom, accompanied by three generously sized bedrooms. Completing this level is a well-appointed family bathroom and separate shower shower, providing comfort and convenience for the entire household.

Within proximity to esteemed schools such as Haberdashers, Aldenham, and Yavneh, this residence caters perfectly to families seeking a harmonious blend of comfort, elegance, and convenience.







GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			82
(81-91) B			
(69-80) C		67	
(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	