



Simmons Estates

EST: 1996



Nicholas Road, ,

£1,095,000

- Four Double Bedroom Detached House
- Integral Garage (Potential to Convert subject to planning)
- Downstairs Toilet
- Large Living/Dining Room
- 15-Minute Walk to Town & Station
- Two Bathrooms (En Suite)
- Two Reception Rooms
- Sunny Aspect Rear Garden
- Kitchen/Breakfast Room
- Off Street Parking

This spacious and well-presented detached house is located on a quiet private section of the highly sought-after Nicholas Road in the heart of Elstree Village. Upon entering, you are welcomed into a generous living/dining room, which offers direct access to a sunny aspect rear garden, creating a seamless indoor-outdoor flow. The ground floor also features a kitchen/breakfast room, a guest cloakroom, and ample storage throughout.

Upstairs, the property includes four double bedrooms, with a large principal bedroom benefiting from an en suite bathroom. A family bathroom serves the remaining bedrooms.

The integral garage, currently used as a utility room, provides the potential to be converted into an additional reception room or downstairs bedroom, subject to planning permission.

Outside, the property offers a well-maintained, private rear garden and a block-paved driveway with off-street parking for multiple vehicles.

Located just a 15-minute walk from the town and station, the property is close to local amenities, including the Boulevard Shopping Park, High Street, cinema, swimming pool, library, gym, and a variety of houses of worship. Elstree and Borehamwood Station offers direct links to Central London, making this an ideal family home in a sought-after location.

Entrance Lobby

Hardwood partly frosted glazed security entrance door, lighting, wood flooring, door leading to garage, doors leading to

Hallway

Wood flooring, CH radiator, coat cupboard, spotlighting, wrap around stairs to first floor landing, doors leading to

Downstairs WC

Tiled flooring, fully tiled walls, UPVC double glazed frosted window to the side, low flush WC, heated towel rail radiator, wash hand basin with mixer tap set in vanity unit, spotlighting.

Kitchen

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

Tiled flooring, mostly tiled walls, UPVC double glazed window to the front, range of fitted units both wall mounted and base, ample work surface area, one and a half bowl sink unit with mixer tap, integrated oven, four ring gas hob, spotlighting, sockets, CH radiator, UPVC double glazed frosted door to the side, space for dishwasher, space for fridge/freezer.

TV/Family Room

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

Carpeted flooring, UPVC double glazed window to the rear, Virgin point, sockets, CH radiator.

Lounge/Dining Room

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

Carpeted flooring, two CH radiators, spotlighting on dimmer switch, UPVC double glazed French doors to the rear garden, two UPVC double glazed windows to the rear, sockets,

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side,

access to loft, CH radiator, sockets, large storage cupboard, doors leading to

Family Bathroom

Tiled flooring, tiled walls, wash hand basin with mixer tap, deep panel bath, heated towel rail.

Master Bedroom

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

Carpeted flooring, UPVC double glazed window to the rear, spotlighting on dimmer switch, CH radiator, sockets, TV point, fitted mirrored wardrobes spanning one wall, door leading to

En-Suite Bath/Shower Room

Tiled effect flooring, tiled walls, UPVC double glazed window to the side, deep panel bath with mixer tap and hand held shower attachment, His n Hers wash hand basins with mixer taps, fitted storage cupboards, fully tiled and enclosed shower cubicle with temperature and power setting, heated towel rail., low flush WC, shaver point, spotlighting, bidet.

Bedroom 2

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

Fitted wardrobes spanning one wall with built in drawers and dressing table, UPVC double glazed window to the front, sockets, spotlighting, carpeted flooring.

Bedroom 3

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

UPVC double glazed window to the front, CH radiator, carpeted flooring, fitted wardrobes spanning most of one wall, sockets.

Bedroom 4

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

Carpeted flooring, UPVC double glazed window to the rear, CH radiator, sockets, fitted wardrobes and shelving.

Rear Garden

Large patio area, laid to lawn, side gates to both sides giving access to the front of the property, surrounding shrubbery and borders.

Front Garden

Driveway giving parking, laid to lawn, side gates on both sides giving access to the rear garden, access to garage

Garage

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

Up and over door, fitted units, space and plumbing for washing machine, space for tumble dryer, lighting, sockets.





Approximate Gross Internal Area = 169.4 m² ... 1824 ft²
 Illustration for identification and guidance purposes only. Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan please check all dimensions.
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