



Simmons Estates

EST: 1996



Cavendish Crescent, Elstree,

£775,000

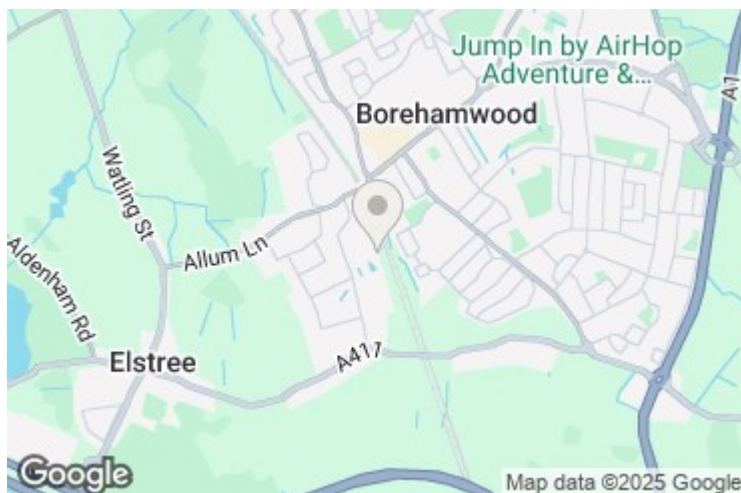
- Four Bedroom House
- Large Open Plan Kitchen/Dining/Living Area
- Downstairs Shower Room
- Rear Garden With Astro Turf
- Off Street Parking
- Three Fully Tiled Bathrooms
- Beautifully Presented Throughout
- 5-Minute Walk to Town & Station
- Private South Facing Balcony

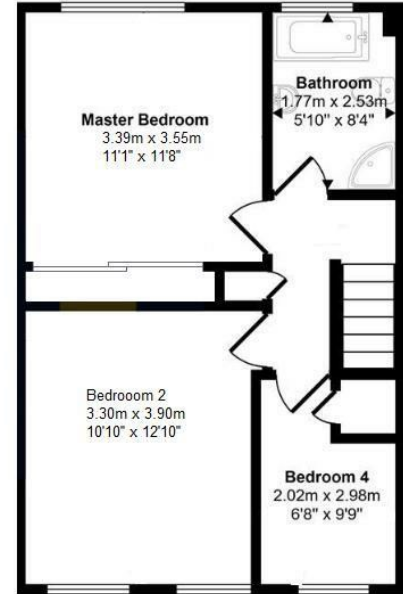
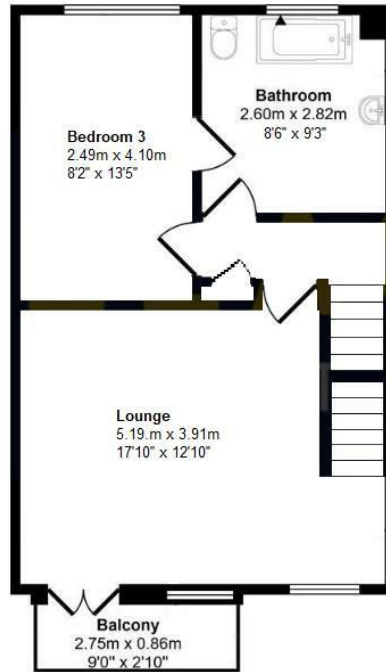
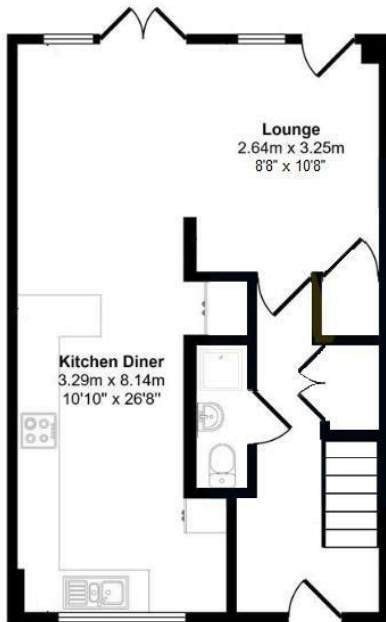
This beautifully maintained home, nestled within one of Elstree's most secluded and sought-after crescents, you're greeted by a sense of space, style, and practicality. Offering nearly 1,400 sq ft of thoughtfully arranged accommodation across three floors, this 4-bedroom, 3-bathroom home has been designed with both comfort and versatility in mind. The welcoming ground floor features an entrance hall with hardwood flooring, contemporary shower room, and a large open-plan kitchen, living, and dining space ideal for everyday family life and entertaining. The modern kitchen is fully equipped with integrated appliances, including a built-in microwave, a 5-ring gas hob, and space for an American-style fridge freezer. Tiled flooring in the kitchen area enhances durability and ease of maintenance, while doors open onto a private, low-maintenance rear garden finished with artificial turf and backing onto open space—offering rare and uninterrupted privacy. Additional under-stair storage has been cleverly adapted into a utility area for added convenience.

On the first floor, you'll find a generously sized double bedroom with Jack-and-Jill access to a stylish, fully tiled bathroom complete with a separate shower. Adjacent to this is a bright and airy reception room, currently used as a second lounge, which opens out onto a private south-facing balcony. The second floor hosts two further spacious double bedrooms, a single bedroom, and a second modern family bathroom, also fully tiled and finished to a high standard.

Externally, the property benefits from a private driveway providing off-street parking for two vehicles. Ample storage is found throughout the home, and the practical layout offers flexibility for growing families or those working from home.

Ideally located a short walk from Elstree & Borehamwood station, this home offers easy access to shops, restaurants, places of worship, and top schools including Yavneh College and Haberdashers' Aske's.





Energy Efficiency Rating	
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	
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