



PRESTIGE & VILLAGE

UK's finest properties

PARK CRESCENT, BOREHAMWOOD, WD6



A beautifully renovated and thoughtfully extended four-bedroom semi-detached family home located in the heart of Elstree, within easy reach of Elstree & Borehamwood Thameslink station. The property features a stunning kitchen/breakfast room complete with an island that seats at least four, three Miele ovens (including a multifunction steam oven) and a warming drawer, two sinks both with 'hot taps' and two dishwashers. The space flows seamlessly onto a large private garden, which includes a cabin and a separate office/studio – ideal for remote working or additional recreational space. The principal bedroom benefits from a modern en suite, while the stylish family bathroom includes both a bath and a separate shower. Additional highlights include underfloor heating to part of the ground floor, a dedicated study, a separate reception room, and a spacious lounge/dining area with a charming feature fireplace – all combining comfort, function and elegant design.







- Tastefully renovated and extended property to the highest quality
- 4 Bright and Generously sized Double Bedrooms
- Ensuite to Principal Bedroom
- Fabulous Kitchen / Breakfast Room with 3 x Miele Ovens inc. multi functional Steam oven & 2 x Dishwashers
- Separate Utility Room
- Large Lounge /Dining Room with Feature Fireplace
- Exceptional Outside Garden Room / Office fully functional with hardwired for internet
- Cabin
- Outside Parking for Several Cars
- Large Private Rear Garden







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### FRONT RECEPTION ROOM

15'4" x 10'5" (4.67m x 3.18m)

A versatile reception room, perfect for use as a children's playroom or a second formal lounge. Equipped with bespoke fitted furniture.

### STUDY

10'3" x 8'1" (3.13 x 2.47)

Equipped with bespoke fitted furniture including a work station

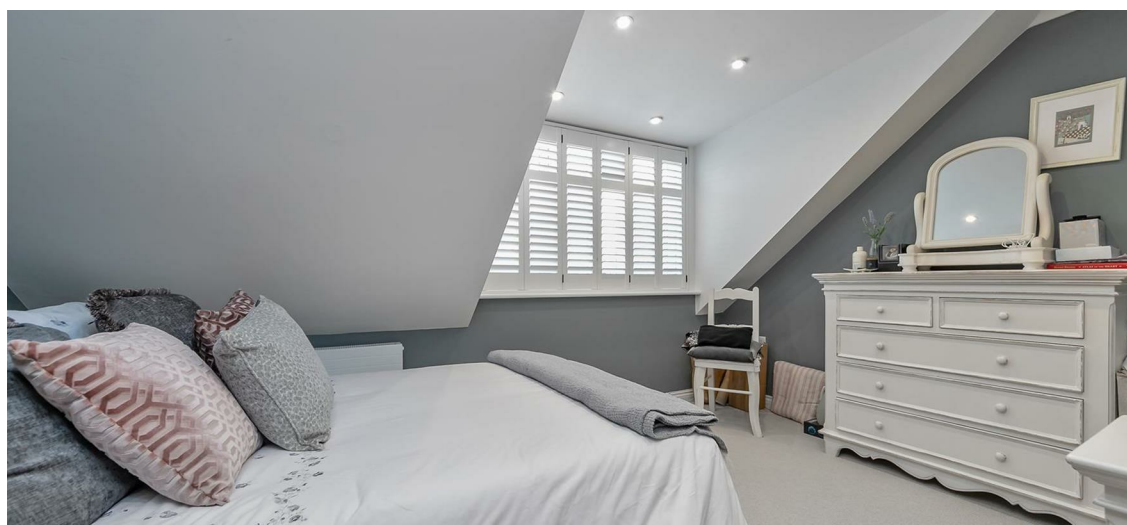
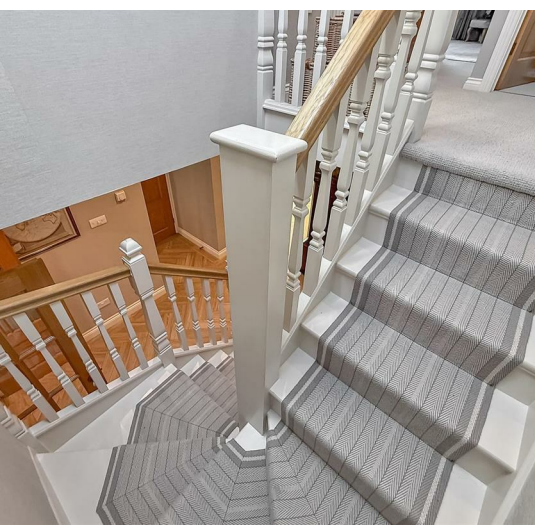
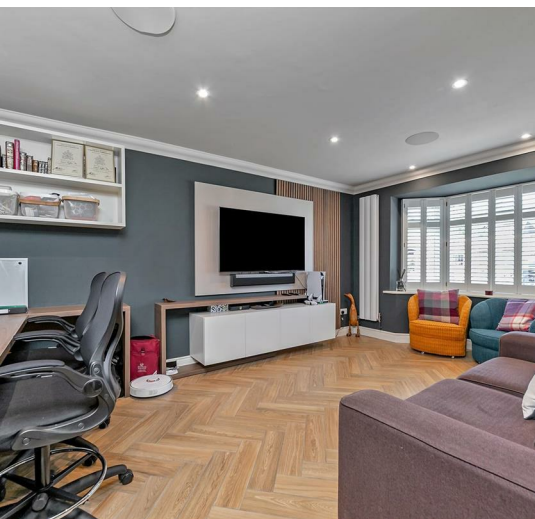
### GUEST CLOAKROOM

### UTILITY ROOM

### KITCHEN AND BREAKFAST ROOM

32'4" x 12'10" (9.88 x 3.92)

A stunning kitchen and Breakfast Room, with underfloor heating, boasting ample storage and high-end Miele appliances, including three ovens—one of which is a steam oven. Features include a central island with breakfast bar, underfloor heating, two dishwashers, two sinks - both with 'Quooker' hot taps and a generously sized full height Liebherr fridge, and undercounter fridge and a separate full height Liebherr freezer.





## DINING / LIVING ROOM

27'8" x 14'9" (8.44 x 4.50)

An extensive, beautifully presented open-plan dining and living space with a striking fireplace, offering ample room for a large dining table and a comfortable lounge. The dining area is further enhanced by a full-height, fitted drinks cabinet.

## PRINCIPAL BEDROOM

17'8" x 13'4" (5.38m x 4.06m)

A bright, generously proportioned principal bedroom complemented by beautifully fitted wardrobes.

## PRINCIPAL BEDROOM - EN-SUITE

9'7" x 5'10" (2.92m x 1.78m)

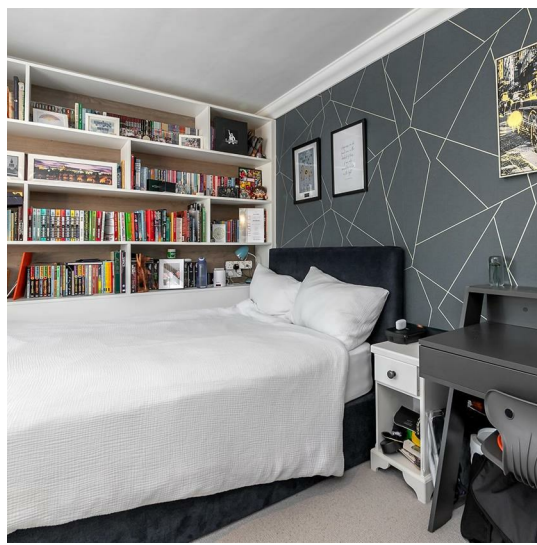
Principal bedroom en-suite featuring a delightful corner bath

## BEDROOM

13'7" x 8'11" (4.14m x 2.72m)



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## BEDROOM

12'3" x 10'6" (3.73m x 3.20m)

## BEDROOM

13' x 9'1" (3.96m x 2.77m)

## FAMILY BATHROOM

10'5" x 6'7" (3.18m x 2.01m)

Family bathroom featuring both a shower and a bath

## GARDEN ROOM / OFFICE

14'11" x 11'11" (4.55m x 3.63m)

A versatile Garden Room/Office, ideal for use as a gym or a home office, and hardwired for internet connectivity.

## CABIN

27'4" x 9'6" (8.34 x 2.90)

## GARDEN

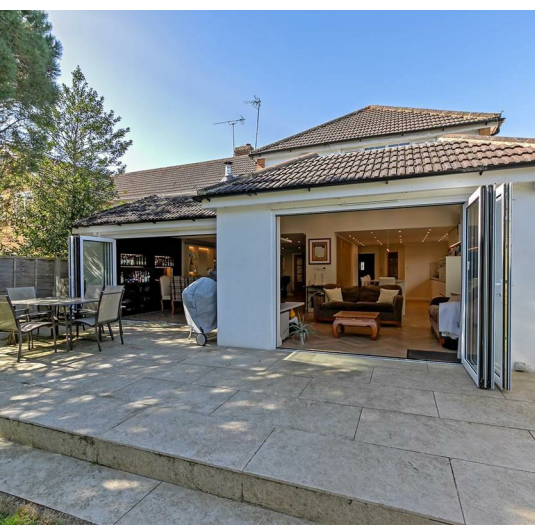
An expansive garden, perfect for entertaining, with a patio that leads onto the lawn



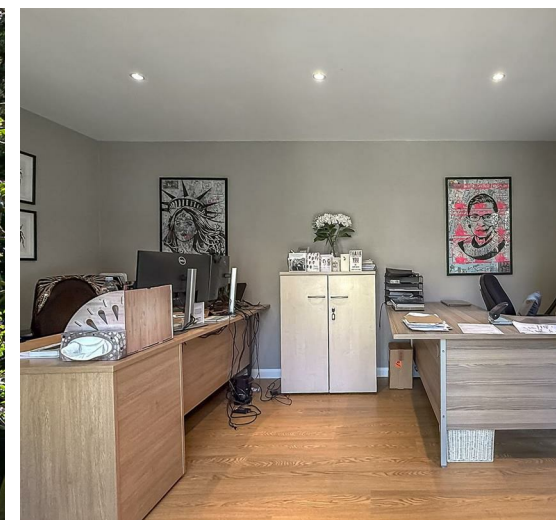




Introducing this stunning four-bedroom semi-detached family home, perfectly positioned on the highly sought-after Park Crescent in Elstree. Providing an ideal setting for family life, the property offers generous outdoor space and is conveniently located within easy reach of local parks, schools, and Elstree & Borehamwood town centre.







Beautifully renovated and extended, this outstanding home offers four bright and generously sized double bedrooms, including a principal bedroom with en suite. Thoughtfully redesigned by the current owners, the property features a superb kitchen/breakfast room with top-of-the-range Miele appliances and two dishwashers, along with a separate utility room. The spacious lounge/dining area boasts a striking fireplace, while outside, a fully equipped garden room/office with hardwired internet, a cabin, ample off-street parking, and a private rear garden complete this impressive home. Early viewing is strongly recommended.





The property is situated in this highly desirable location and is within close proximity to the excellent amenities of Elstree Village and Borehamwood town centre, with a vast choice of restaurants, places of worships and Elstree & Borehamwood mainline station which provides a fast service into London St Pancras in approx' 20 minutes. The property is within easy access to the M1, A1(M) and M25 and the area is also well served by a number of outstanding schools including Haberdashers Aske's for boys and girls, Aldenham school, Yavneh College and Radlett Prep



Hertsmere  
Band F

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
101-111	A			101-111	A		
81-100	B			81-100	B		
61-80	C			61-80	C		
41-60	D			41-60	D		
21-40	E			21-40	E		
1-20	F			1-20	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			





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.





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