



Summer Hill

Elstree, Hertfordshire WD6 3JA



5 Summer Hill

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An opportunity to acquire a four-bedroom detached family home, offering over 2000 square feet set over 2 floors, located in a quiet road in the heart of Elstree. This charming home is well-proportioned, provides natural light throughout and has been beautifully maintained by its current owners.

The accommodation comprises: a welcoming entrance hallway, spacious open plan sitting room/ dining room with fabulous floor to ceiling sliding doors allowing access to the rear garden, lounge, kitchen with fitted modern appliances, which leads to the lovely conservatory/ garden room which is a wonderful airy space that gives the feel of indoor/outdoor living. There is also a workshop/ utility room (formally a garage) and a guest cloakroom. To the first floor is the principal bedroom with its own dressing room and ensuite bathroom.

There are a further 2 double bedrooms, as well as bedroom 4 which is currently being used as a study, and a family bathroom. To the exterior of the property is the rear garden with irrigation system which is surrounded by mature trees giving you privacy and beautiful green features and the patio area is a great space to entertain guests. The front of the property has a beautiful landscaped garden (also with its own irrigation system) giving the home real curb appeal and the driveway offers off street parking for 1 car. The property also benefits from a fully fitted alarm system.

Location: Summer Hill is located in the prestigious and much sought-after village of Elstree which is surrounded by open countryside. Elstree has many places of worship and shopping facilities. There is an excellent choice of local schooling within the area, both in the state and private sector while numerous transport links are within easy access - Elstree & Borehamwood Station is within walking distance and offers a fast-direct service into London St Pancras, the M1, M25 and A(1)M are located nearby too.

Local Authority: Hertsmere Borough Council
Council Tax Band: G
FREEHOLD

























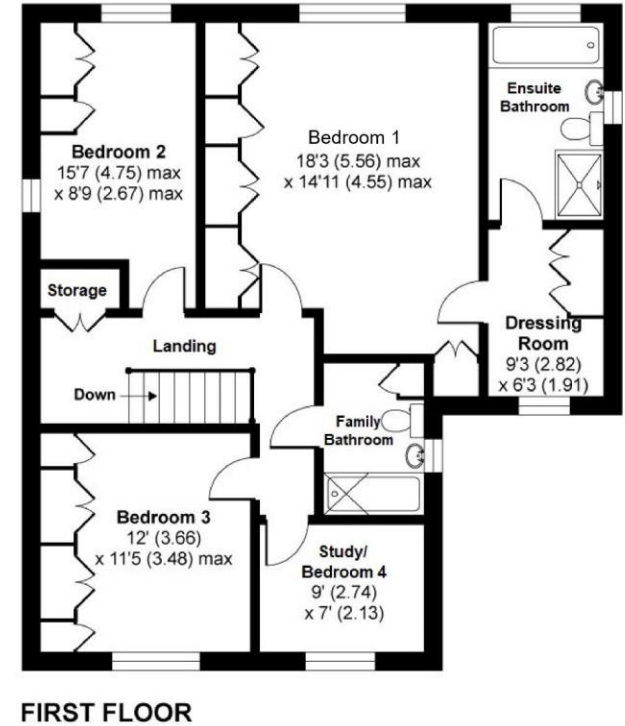
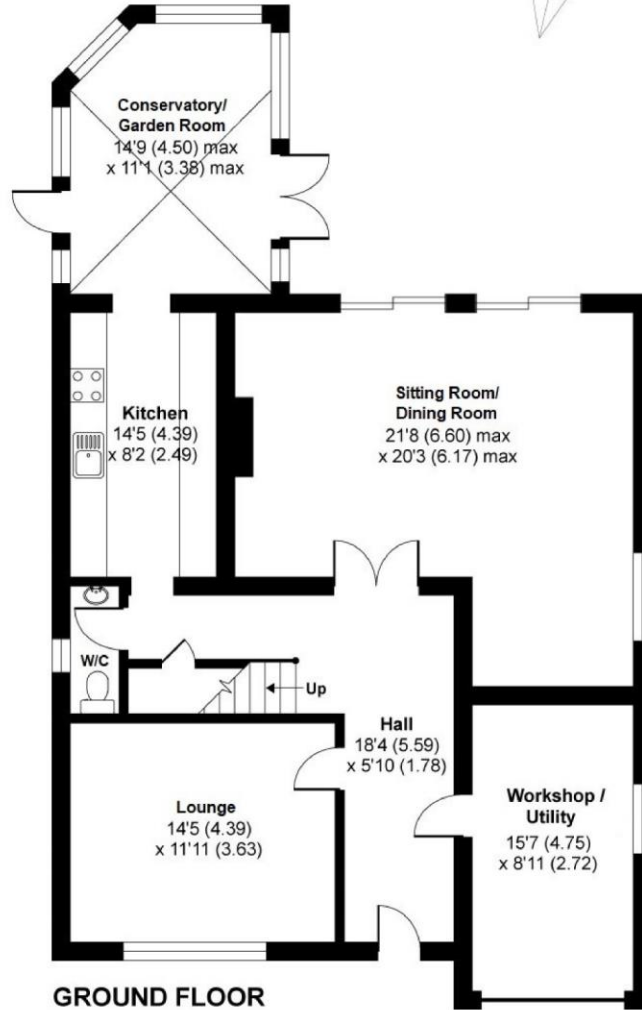




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Hertsmere Borough
Council
Council Tax Band: G
FREEHOLD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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APPROX. GROSS INTERNAL FLOOR AREA 2180 SQ FT 202.5 SQ METRES (INCLUDES WORKSHOP / UTILITY)



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