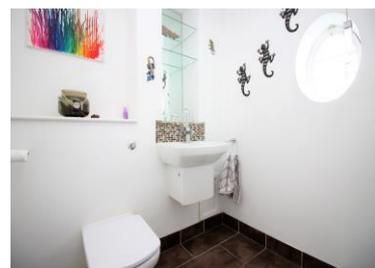


# Cavendish Crescent, Elstree, WD6

Guide Price £875,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception

**IVY GATE™**



## Summary:

Ivy Gate are pleased to present to the market this unique 5 bedroom end of terrace house set over 3 floors and situated in the sought after cul-de-sac location off Deacons Hill Road. This family home is decorated to a good standard and has the benefit of a large double storey side extension. The ground floor comprises: a hallway, a modern cloakroom, an open plan L-Shaped Kitchen/lounge/dining area, a well-equipped utility/laundry room and a large separate dining room ideal for entertaining. The kitchen has a range of base and wall units with granite worktops, an integrated dishwasher and fridge/freezer, an induction hob and extractor fan, built-in microwave, oven and grill. It also has additional useful storage. The first floor has a master suite which includes a dressing room with built in wardrobes and an en-suite bath and shower room, a spacious 19'4 x 11'5 reception room and further bedroom. The second floor landing leads on to a further 2 double bedrooms, a single bedroom, a fully tiled family shower room and a room for eaves storage. Externally, the rear garden is south facing and partly laid to lawn and partly paved ideal for those summer barbecues. The front has a drive way with off

**Double storey side extension**

**Off Street Parking for several cars**

**Over 2,200 sq.ft**

**South facing garden**

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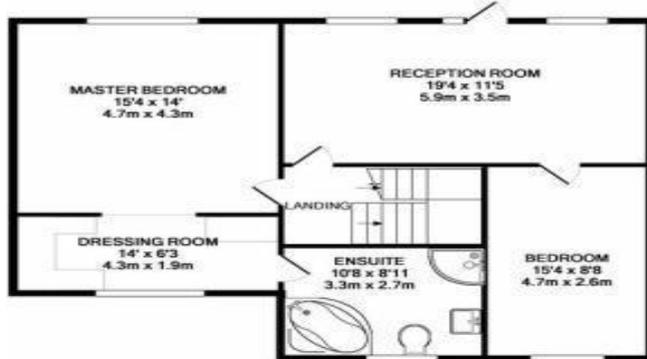


GROUND FLOOR  
APPROX. FLOOR AREA 816 SQ.FT. (75.6 SQ.M.)

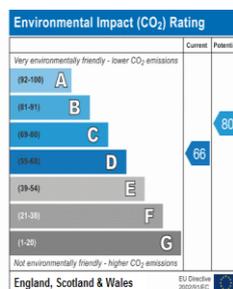
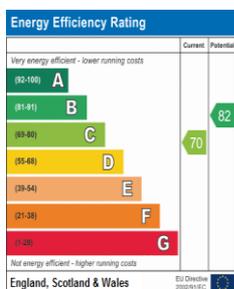


2ND FLOOR  
APPROX. FLOOR AREA 621 SQ.FT. (57.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2257 SQ.FT. (209.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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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1ST FLOOR  
APPROX. FLOOR AREA 821 SQ.FT. (76.2 SQ.M.)



Tenure: Freehold

Council Tax: G

Local Authority: Hertsmere Borough Council

EPC Rating: C

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.