

# Park Crescent, Elstree, WD6

£969,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception

IVY GATE™



## Summary:

Ivy Gate are pleased to present this great size 4 bedroom semi detached house in a very desirable road in Elstree offering huge potential to either extend or convert the integral garage (subject to planning permission), with massive scope to redevelop the property in to a large five bedroom home. It has a fantastic rear garden, garage with driveway, large living room, television room, study, kitchen / diner and formal dining room. The property also benefits from having 4 good size bedrooms, with the master suite boasting a walk-in wardrobe and en suite, fitted wardrobes, utility area. Elstree benefits from excellent local schooling both in the state and private sector, most notably the highly regarded Haberdashers Aske's schools, whilst Aldenham, Edge Grove and Radlett Prep are also close by. The house is within walking distance to Elstree & Borehamwood Thameslink BR Station with its fast service into London St Pancras, the popular Boulevard Retail Park along with the vibrant shops and amenities Borehamwood High Street has to offer.

**0.2 mile of Borehamwood & Elstree BR Station Master with en-suite and dressing room**

**4 double bedrooms**

**3 Receptions**

**Huge potential to extend**

**Downstairs cloak**

# Park Crescent, Elstree, WD6

£969,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception

**IVYGATE™**

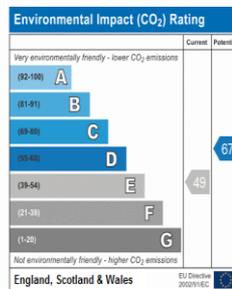
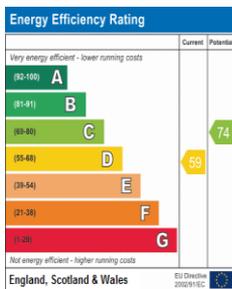
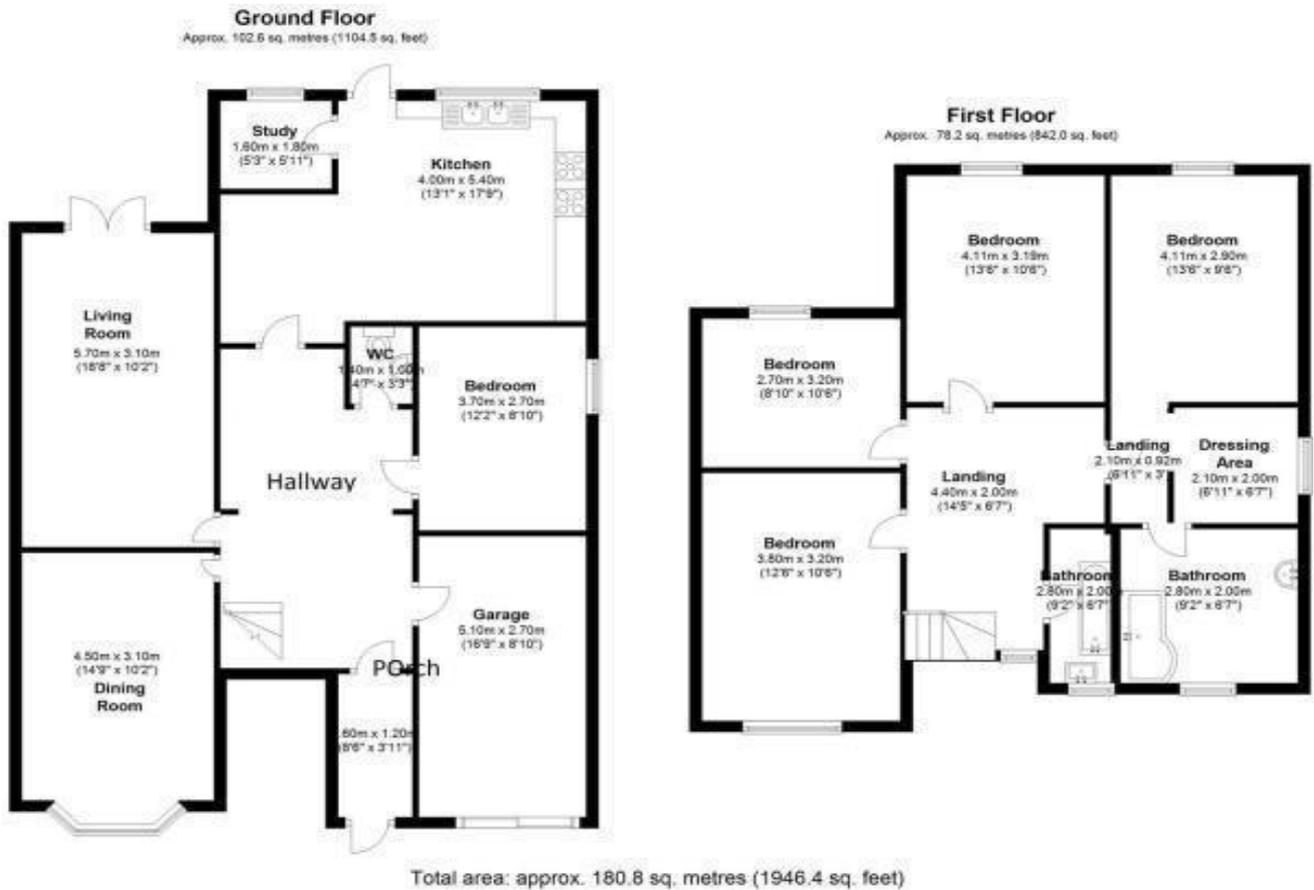
0.2 mile of Borehamwood & Elstree BR Station Master with en-suite and dressing room

4 double bedrooms

3 Receptions

Huge potential to extend

Downstairs cloak



Tenure: Freehold

Council Tax: F

Local Authority: Hertsmere Borough Council

EPC Rating: D

## 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 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.