

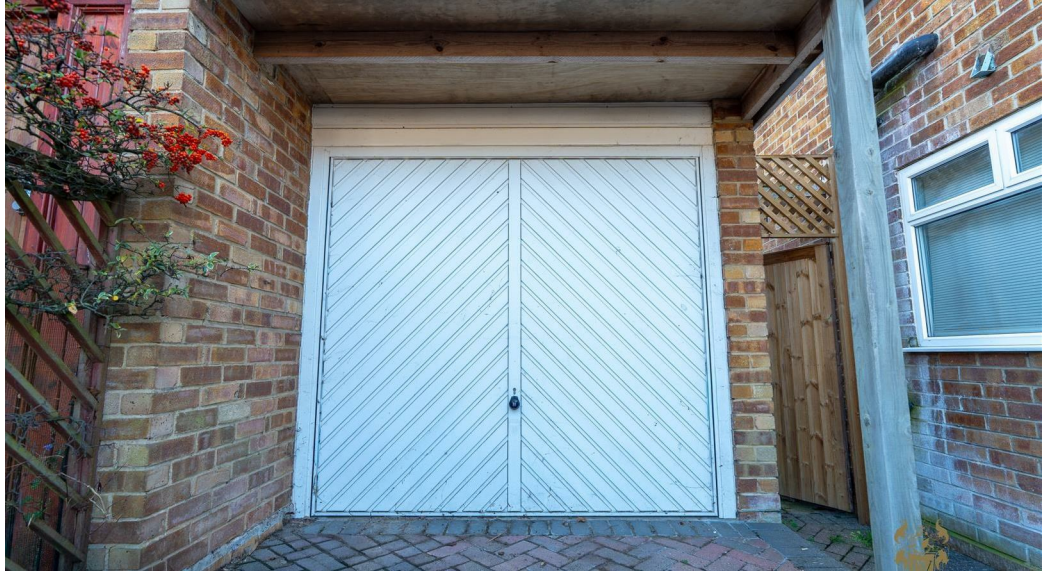
PRESTIGE & VILLAGE

UK's finest properties

33, Park Crescent, Borehamwood, WD6 3PT



The property offers light-filled and well-proportioned accommodation arranged over two floors, including two reception rooms, a kitchen and a guest cloakroom, both of which are presented in good condition. Upstairs, there are three bedrooms and a first-floor shower room. Externally, the house benefits from off-street parking, a detached garage and a generous rear garden, providing excellent outdoor space. While certain areas would benefit from updating, the property offers a comfortable and bright living environment with scope for personalisation in one of Elstree's most desirable residential settings.













- Probate sale offering a rare opportunity on the highly regarded Park Crescent, Elstree
- Quiet, established residential road known for attractive family homes
- In need of modernisation, providing excellent scope to enhance and add value
- Bright three-bedroom semi-detached home with a south-west facing rear garden
- Flexible layout with two reception rooms
- Kitchen, guest WC and separate shower room
- Garage and off-street parking
- A generous south-west facing rear garden enjoying excellent afternoon and evening sunlight.
- Strong potential to extend and reconfigure, subject to the usual planning consents
- Ideally positioned for local amenities, places of worship, schools, green spaces and transport links

















Entrance Hall
A welcoming hallway providing access to the principal ground floor rooms.

Guest WC
Convenient ground floor cloakroom.

Kitchen
12'6" x 9'6" (3.81m x 2.90m)
A functional kitchen overlooking the rear garden, offering scope for updating.

Lounge
17'6" x 10'1" (5.33m x 3.07m)
A bright front reception room with ample space for seating and entertaining.

Dining Room
9'6" x 8'2" (2.90m x 2.50m)
A separate dining room ideal for family meals or flexible use.

Bedroom 1
12’ 10" x 10’ 5'' (3.66m’ 3.05m x 3.05m’ 1.52m')
A well-proportioned principal bedroom

Bedroom 2
12'0" x 9'2" (3.66m x 2.79m)
A comfortable double bedroom overlooking the rear garden.

Bedroom 3
9'2" x 7'3" (2.80m x 2.21m)
Ideal as a nursery or home office.

Shower Room
11'2" x 4'3" (3.40m x 1.30m)
First-floor shower room fitted with a walk-in shower and wash basin.

Garage
19'8" x 9'10" (6.00m x 3.00m)
A detached garage providing secure storage or parking.

Garden
33'10" x 47'0" (10.33m x 14.33m)
Generous rear garden of approximately 47 ft, mainly laid to lawn, offering excellent outdoor space.









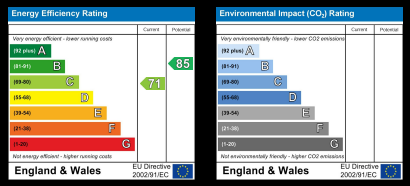






Offering a wide selection of restaurants, shops & places of worship, together with Elstree & B'wood railway station, providing fast & direct services into London St Pancras in approx' 20 minutes. Benefitting from excellent road connections, easy access to the M1, A1(M) & M25. Particularly well regarded for schooling, inc' Haberdashers' Aske's Boys' & Girls' Schools, Aldenham School & Yavneh College.

Hertsmere
Band F





Approximate Gross Internal Area = 97.7 sq m / 1051 sq ft
Garage = 18 sq m / 193 sq ft
Total = 115.7 sq m / 1244 sq ft

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 firms employment has the authority to make or give any representation or warranty in respect of the property.


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PROPERTY@PRESTIGEANDVILLAGE.CO.UK
WWW.PRESTIGEANDVILLAGE.CO.UK