



**SULLIVAN WAY, ELSTREE, BOREHAMWOOD
OFFERS IN EXCESS OF £750,000 FREEHOLD**

SULLIVAN WAY

Elstree, Borehamwood, Hertfordshire WD6 3DH

Located in Elstree, Borehamwood this well located home offers spacious accommodation throughout. A well presented, five bedroom semi-detached family home that benefits from over 1,800 Sq. Ft. and is situated just a short distance from convenient local shops and amenities. There are also a number of well respected academic institutions in the surrounding areas, ideal for families or those looking to move into the catchment area.

The accommodation is well thought out and comprises; a warm and welcoming entrance hall, 25ft living room with additional doors opening into the large kitchen/ breakfast room. To the front of the house is a spacious dining room which lends its self to family dining and evening entertainment. A downstairs w/c and storage space complete the downstairs arrangement.

To the second floor is the spacious master bedroom with extensive fitted wardrobe space and an en-suite. There are 3 further double bedrooms all fitted with wardrobes and an additional family bathroom that serves those bedrooms on the first floor.

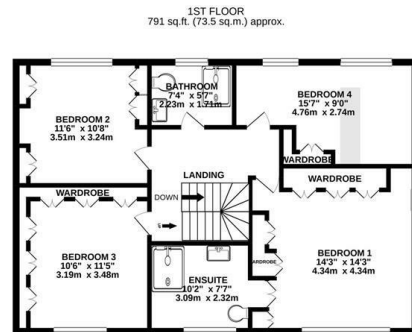
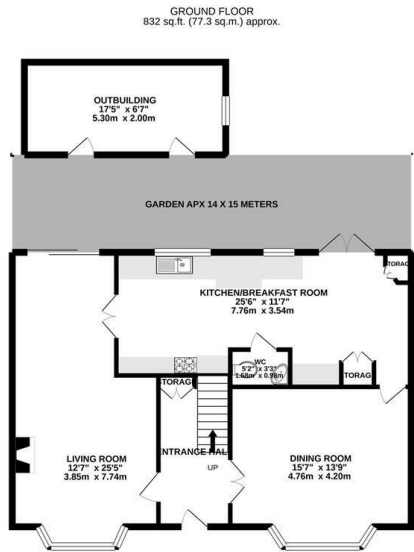
To the second floor, a 5th double en suite with great wardrobe space provides bright and airy living space. Also the ideal space for an entertainment, studio or office space.

Externally the property benefits from a sizeable secluded garden with the perfect amount of space for entertaining.

There is an existing out building offering additional storage space.

- Family Home
- 5 bed 3 Bath
- Life-style Living space
- External Storage
- Off Street Parking
- Fitted Wardrobes Throughout





TOTAL FLOOR AREA : 1862sq.ft. (173.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
Made with Metropix ©2021.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		59	EU Directive 2002/91/EC



