

**Lodge Avenue, Elstree**  
**£1,495,000 (Freehold)**



Nestled in the prestigious Lodge Avenue of Elstree this detached house is a short stroll from Elstree and Borehamwood's mainline station, bustling high street, places of worship and all local amenities.

The property offers an inviting entrance hall, two good size reception rooms, utility room, downstairs w/c, integral garage and open plan kitchen dining room to the ground floor. The first floor is home to 4 DOUBLE bedrooms and two nicely finished family bathrooms as well as offering a large landing area which operates as the perfect study.

Externally this impressive plot offers a frontage with parking for multiple cars and a beautifully mature rear garden over 70ft in length. The added bonus is that there is an additional detached garage to the rear of the plot with its own gated access from Knowl Way.

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









Approx Gross Internal Area  
217 sq m / 2335 sq ft



Ground Floor  
Approx 102 sq m / 1102 sq ft

First Floor  
Approx 99 sq m / 1069 sq ft

Garage  
Approx 15 sq m / 164 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	