

# Elstree Hill South, Borehamwood

## £650,000 (Freehold)



Rarely available is this beautifully presented Victorian 3 bedroom semi-detached home in Elstree. Located on Elstree Hill South, close to local shops and equi-distant between Elstree & Borehamwood mainline station and Stanmore tube station with Edgware tube station close-by. The property is also perfectly placed with a choice of fantastic Independent, primary, secondary and faith schools including Haberdashers, Aldenham and St Nicholas primary school.

The ground floor comprises a welcoming entrance hallway with underfloor heating, a downstairs w/c, formal lounge with modern wall-mounted electric fire, sitting room, separate kitchen and formal dining room with double doors to the patio and rear garden. The first floor offers a generous master bedroom with access to a large versatile attic room which could be used as a home office or serve the master as a dressing room. The first floor also plays home to a further double bedroom, a single bedroom and a family bathroom. Further benefits include period features such as original Victorian fire places and high ceilings.

Externally the property boasts a driveway providing off street parking for two cars and a well maintained well-stocked rear garden with unobstructed views of the stunning country side within the Elstree Conservation Area and Green Belt.

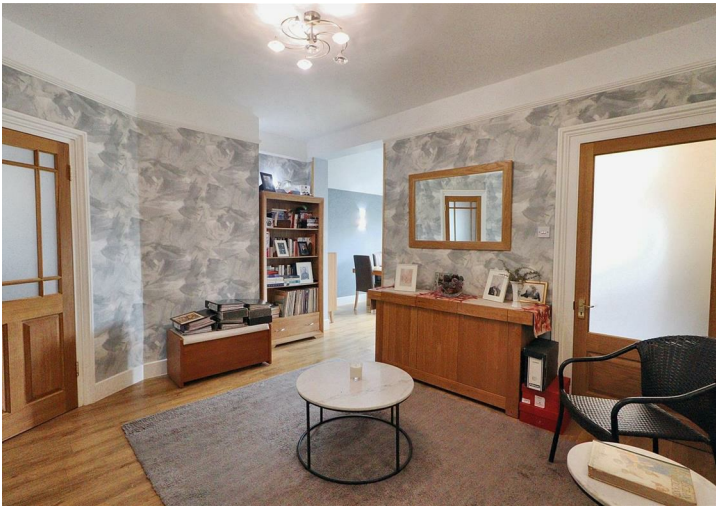
**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

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  
142 sq m / 1531 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.



Available on the  
App Store



ANDROID APP ON  
Google play

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	