

**Deacons Hill Road, Elstree**  
**Guide Price £1,100,000 (Freehold)**



Rarely available....A 1930's 4 bedroom detached residence within a large plot on one of Elstree's premier roads, Deacon's Hill Road. A short walk from the mainline station which is in zone 6 and has an excellent service in to London, and a host of amenities including fantastic shopping facilities, eateries and places of worship.

The property is in need of modernisation but has huge potential to extend to the rear (double story) and in to the loft subject to planning. The property has some wonderful original features including bay windows to the front and back of the house and high ceilings throughout. The property currently has a large entrance hall, dining room, lounge, kitchen and garage on the ground floor with 4 double bedrooms, family bathroom and separate w/c on the first floor. To the front there is a driveway providing off street parking as well as a pretty front garden whilst the rear has a mature 140 x 50 ft garden.

**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.







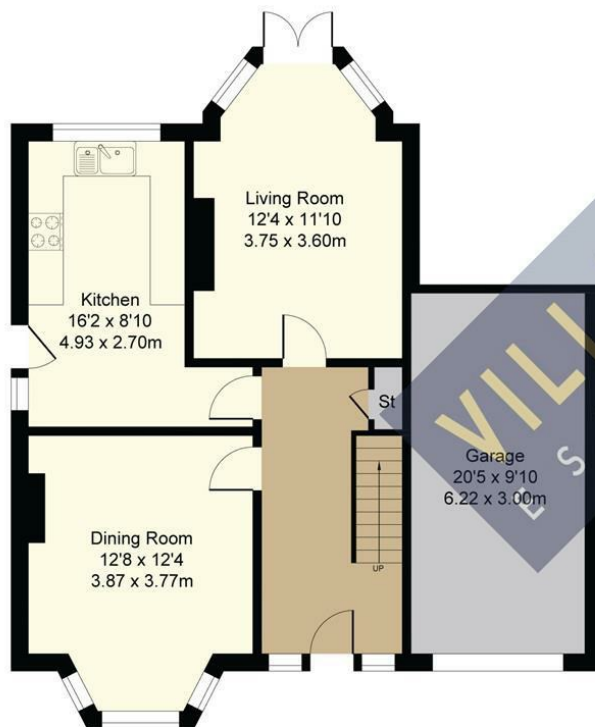






## Deacon's Hill Road

Approximate Gross Internal Area  
1730 sq ft - 161 sq m



Ground Floor



First Floor



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