

West View Gardens, Elstree

£499,950 (Freehold)

VILLAGE
E S T A T E S



Tucked away in the peaceful cul-de-sac of West View Gardens, Elstree, this delightful home offers a fantastic opportunity for both families and individuals. Ideally located just a 30-second walk from Elstree's village shops and places of worship, it's also approximately 1.3 miles from Elstree & Borehamwood mainline station and the wide variety of shops and restaurants in Borehamwood. A number of excellent state and private schools are also nearby.

Inside, the property offers 1,167 sq ft of versatile living space, featuring three generously sized bedrooms, a family bathroom, and a separate WC on the first floor. The ground floor includes a spacious kitchen, an open-plan lounge/dining room, and an integral garage that could be converted for additional living space or used as ample storage.

Outside, the home benefits from a well-maintained rear garden and a driveway with off-street parking for multiple vehicles.

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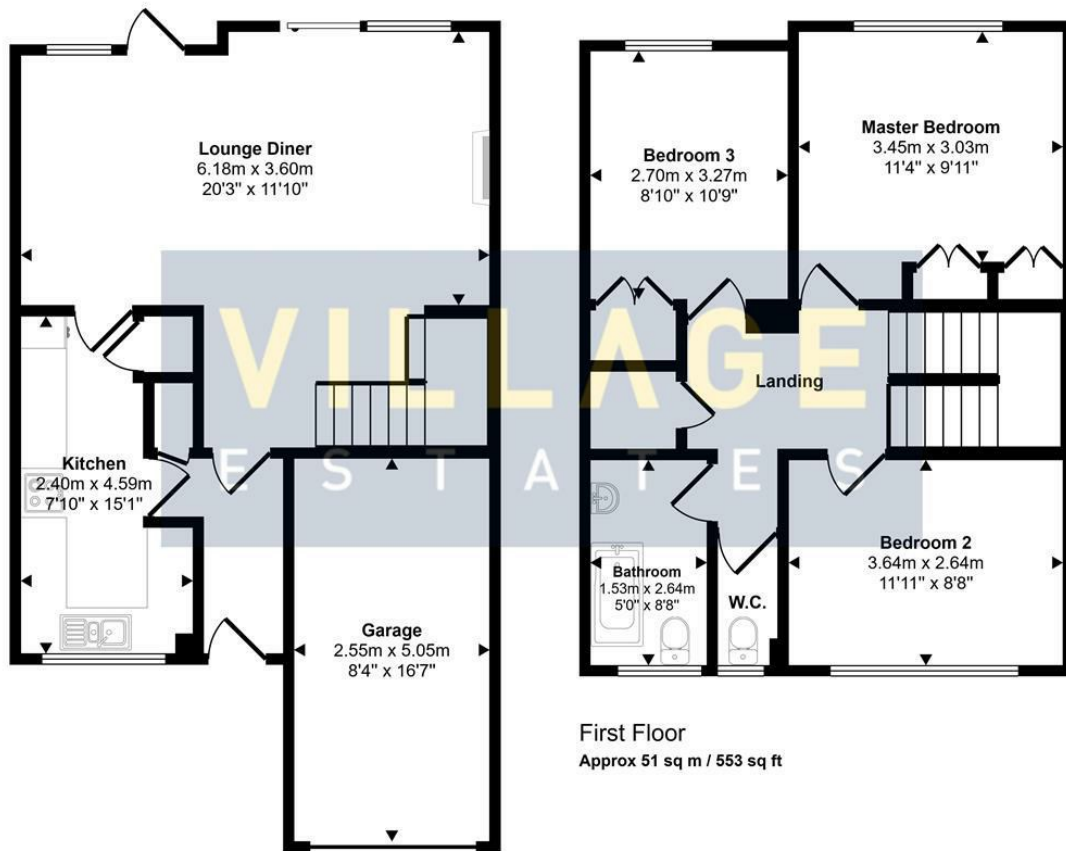
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







Approx Gross Internal Area
108 sq m / 1167 sq ft



First Floor
Approx 51 sq m / 553 sq ft

Ground Floor
Approx 57 sq m / 614 sq ft

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.



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	