

Grange Road, Elstree
Offers In Excess Of £900,000
(Freehold)



Nestled in the desirable area of Elstree, this charming semi-detached house on Grange Road offers a wonderful opportunity for families and individuals alike. With three well-proportioned bedrooms and two inviting reception rooms, this property provides ample space for both relaxation and entertaining.

There is bundles of potential to extend enabling any buyer to create their own mark and build a dream home in a stunning location. Furthermore with next door recently selling there is an opportunity to push development with a joint planning application.

One of the standout features of this home is the impressive 120 ft south-facing garden, perfect for enjoying sunny days and hosting gatherings. The garden not only offers a tranquil outdoor space but also presents bundles of extension potential, allowing you to tailor the property to your specific needs and desires.

Just a short walk away, you will find the charming village of Elstree, which boasts a variety of amenities, including shops, restaurants, and schools. This convenient access to local facilities enhances the appeal of this lovely home, making it perfect for families or anyone looking to enjoy the best of suburban living.

In summary, this semi-detached house on Grange Road is a delightful property that combines space, potential, and a prime location. It is an excellent opportunity for those looking to settle in a welcoming community while enjoying the comforts of a well-appointed home.

020 3764 2222
www.village-estates.co.uk



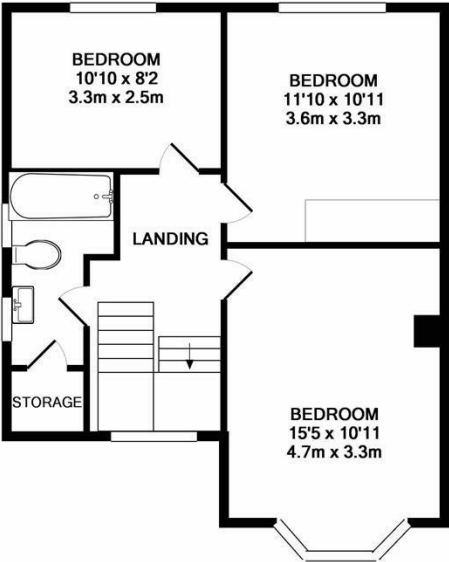
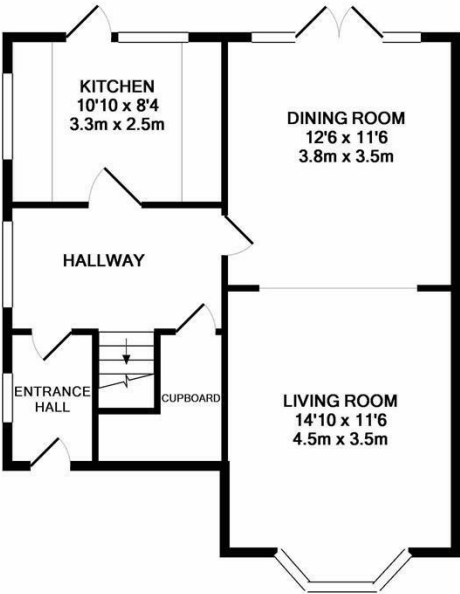
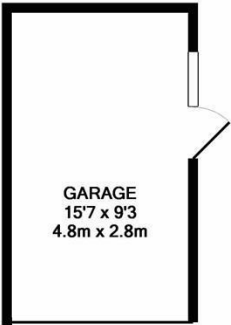
Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

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.







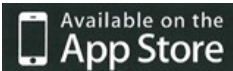


GROUND FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1193 SQ.FT. (110.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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