

Grange Road, Borehamwood

£970,000 (Freehold)



Nestled in the highly desirable area of Elstree, this charming semi-detached home on Grange Road presents a fantastic opportunity for families and professionals alike. Offering three generously sized bedrooms and two spacious reception rooms, the property delivers a perfect blend of comfort, practicality, and potential.

From the outset, the generous frontage and off-street parking for multiple vehicles set a welcoming tone.

Inside, you're greeted by a bright and spacious entrance hallway. The ground floor boasts two well-proportioned reception rooms, including a large open-plan living and dining area—ideal for entertaining or relaxing with family. A separate, cosy TV/family room provides a peaceful retreat, while the light-filled kitchen/breakfast room offers a practical and inviting space for everyday living.

Upstairs, what was originally a four-bedroom layout has been thoughtfully reconfigured into three large double bedrooms, each offering ample storage and natural light. The principal bedroom benefits from its own private en suite, while the remaining rooms are served by a modern, fully tiled family bathroom.

To the rear, a mature east-facing garden offers a tranquil and secluded outdoor space—perfect for summer entertaining or quiet evenings. Its generous size also offers excellent scope for rear or loft extensions (subject to planning permission), adding further long-term potential to the home.

Situated just a short walk from Elstree & Borehamwood Thameslink Station—with direct trains to London St Pancras in approximately 19 minutes—the property is ideally located for commuters. It's also within close proximity to a wide range of local amenities and highly regarded schools, including Haberdashers' Aske's, Aldenham, Edge Grove, and Radlett Prep.

A rare opportunity to acquire a beautifully presented home in a sought-after location—offering immediate comfort and exciting possibilities for the future.

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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.

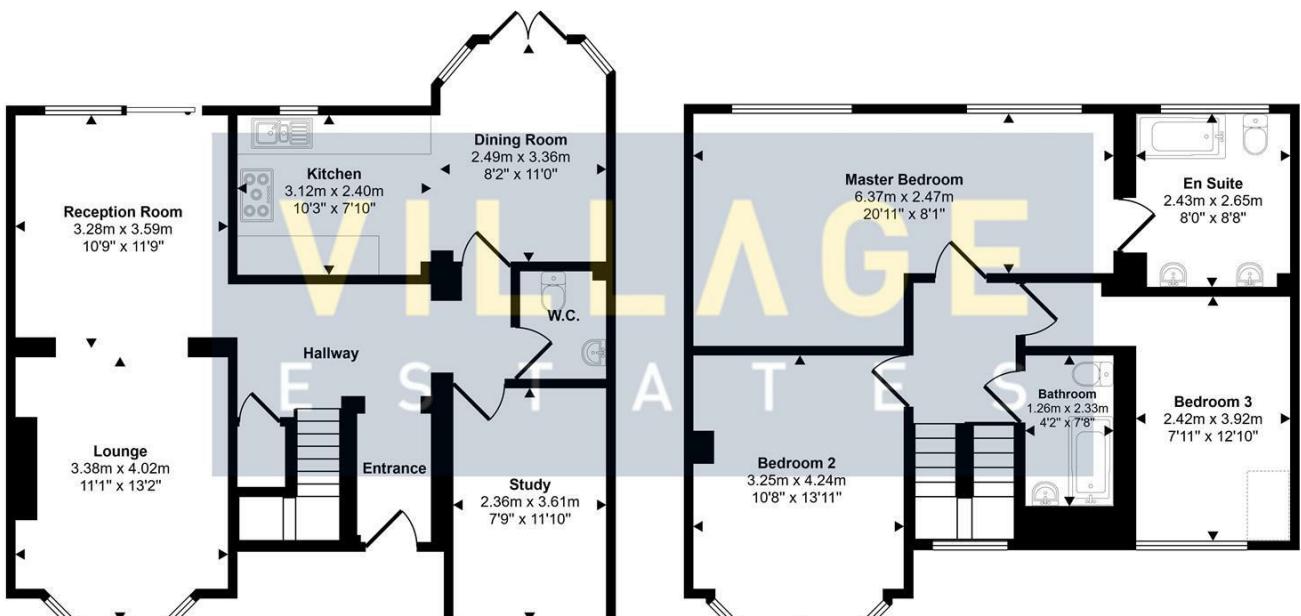








Approx Gross Internal Area
135 sq m / 1449 sq ft



Ground Floor
Approx 70 sq m / 750 sq ft

First Floor
Approx 65 sq m / 699 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)	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	