

**Sullivan Way, Elstree**

**£499,950 (Freehold)**

**VILLAGE**  
E S T A T E S



Nestled in the desirable area of Sullivan Way, Elstree, this charming semi-detached house offers a wonderful opportunity for families and investors alike. Spanning an impressive 1,109 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for comfortable living, while the bathroom is conveniently located to serve the household.

Constructed from durable poured concrete, this home is not only robust but also presents exciting potential for extension, allowing you to tailor the space to your needs (subject to planning permission). The property also boasts the possibility of creating a driveway, which could accommodate at least two vehicles, a valuable addition in this sought-after location.

Situated close to excellent road links, residents will enjoy easy access to the wider area, with Stanmore tube station and Elstree just a short drive away. While the house is generally in good condition, it does require some tender loving care, offering the new owner a chance to personalise and enhance the property to their taste.

This semi-detached gem is a fantastic opportunity for those looking to invest in a home with great potential in a prime location. Don't miss your chance to make this property your own.

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



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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.







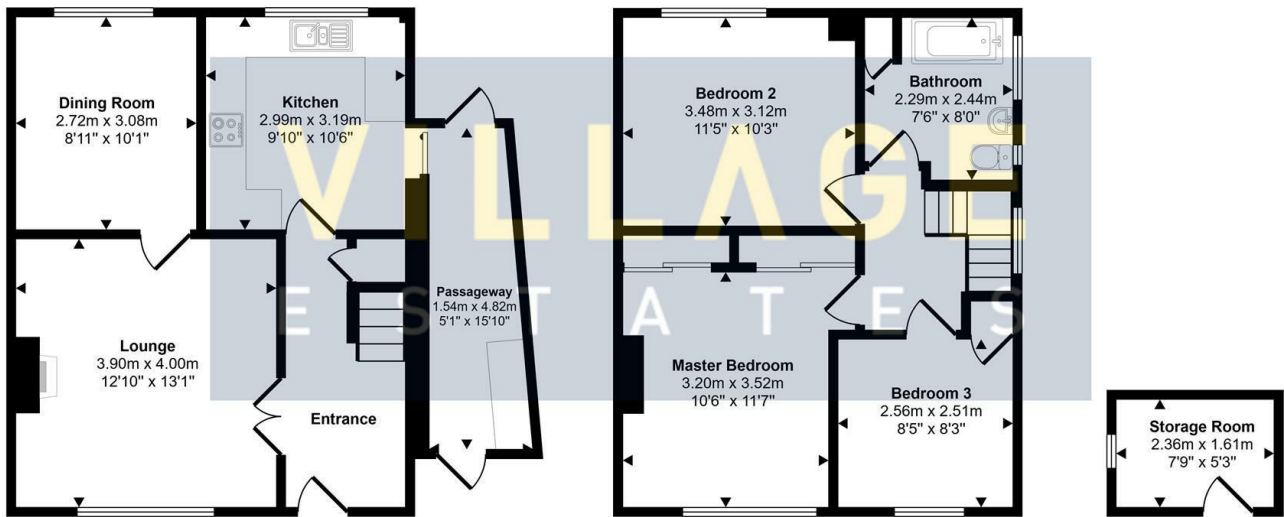








Approx Gross Internal Area  
98 sq m / 1053 sq ft



Ground Floor  
Approx 51 sq m / 546 sq ft

First Floor  
Approx 43 sq m / 465 sq ft

Storage Room  
Approx 4 sq m / 41 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		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	