

Delius Close, Elstree,
Offers In Excess Of £550,000

- Four Double Bedrooms
- Great Size Rear Garden
- Office Built In The Outhouse To The Rear
- New Central Heating System
- Easy Access Point To Major Roadways
- Two Large Reception Rooms
- Downstairs Toilet
- Quiet Road
- Great Opportunity To Extend Stpp
- Couple Of Minutes Walk To 107 Bus Stop

This four-bedroom family home is ideally located in the sought-after Elstree Village, situated in a peaceful cul-de-sac. The property offers spacious living with two large reception rooms, perfect for entertaining. The great-sized rear garden provides ample outdoor space, with private side access, and there is a convenient downstairs toilet for added practicality.

An office has been thoughtfully built in the outhouse at the rear of the property, offering a quiet, dedicated workspace. The home also benefits from a new central heating system, ensuring comfort throughout the year.

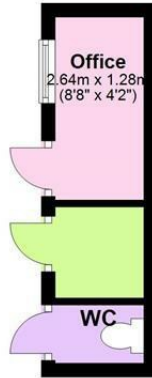
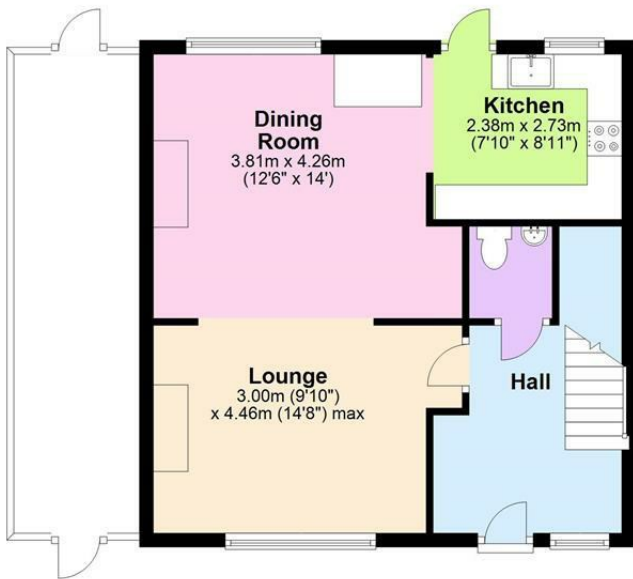
There is excellent potential to extend (subject to planning permission), making this a great opportunity for future development. The property enjoys easy access to major roadways, and the 107 bus stop is just a couple of minutes' walk away, providing great transport links.

With its fantastic location, ample living space, and potential for expansion, this property offers a wonderful family home in a highly desirable area.



Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)




First Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.
Plan produced using PlanUp.

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			
		71	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	