



19, HIGH STREET, ELSTREE, WD6 3EP



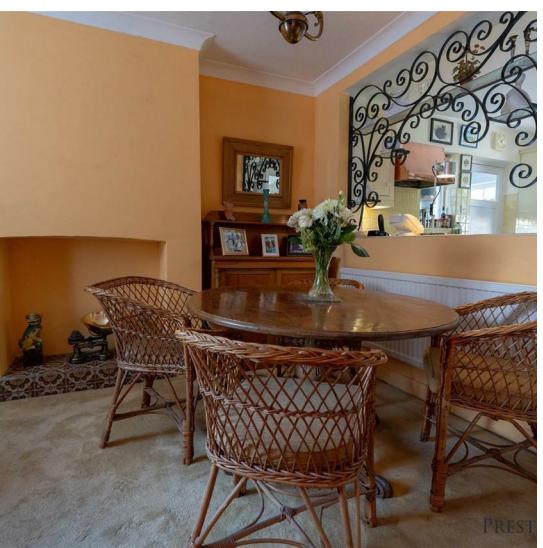


Nestled in the charming village of Elstree, 19 High Street Elstree, is a delightful Grade II listed cottage that beautifully combines character with charm. The property is situated in the heart of the Elstree Conservation Area, close to the bustling town of Borehamwood, making it an ideal location for those seeking both convenience and a rural setting. The home boasts a cozy atmosphere, perfect for creating lasting memories. The principal bedroom is particularly impressive, featuring dual aspect windows that flood the room with natural light, ample storage, and an ensuite bathroom. A charming west facing balcony overlooks the established garden, providing a serene spot to enjoy lovely sunsets. There is also a rural view over fields and into the distance from here.

The property offers two well-proportioned bedrooms, ensuring comfort for family or guests. The private rear garden is a delightful retreat ideal for entertaining or relaxing in your own surroundings. The current owner has cherished this home and it radiates a warm, homely feel.

Elstree village enjoys nearby rail and tube links and has very easy access to the A1, M1 and M25. Whether you're seeking a comfortable retreat or a home ideal for entertaining, please don't hesitate to arrange a viewing of 19 High Street Elstree.





- Grade II listed building - Located in the Elstree Conservation Area
- 2 spacious bedrooms, 2 bathrooms (1 ensuite)
- Dual aspect principal bedroom with en-suite and balcony
- Bright and spacious conservatory overlooking the garden
- Private rear garden – Mature and well-maintained, perfect for relaxing outdoors
- Generous storage throughout
- Detached garage plus two parking spaces (one in front of the house, one in front of the garage)
- Lovely sunset views
- Within easy walking distance of several places of Worship
- Short distance to Borehamwood's shops, transport links, and Elstree & Borehamwood station



PRESTIGE & VILLAGE





## THE COTTAGE

Welcome to this lovely 2-bedroom cottage nestled in the heart of Elstree village.

Step inside and discover a private oasis—full of charm, character, and warmth. This thoughtfully maintained home offers a peaceful retreat, blending cozy interiors with bright, versatile living spaces.



## GROUND FLOOR

### LIVING & DINING ROOM

24'5" x 13'0" (7.44m x 3.96m)

### BATHROOM

11'3" x 4'8" (3.43m x 1.42m)

### KITCHEN/DINER

13'0" x 11'6" (3.96m x 3.51m)

### UTILITY ROOM

9'5" x 6'7" (2.87m x 2.01m)

### CONSERVATORY

14'9" x 6'11" (4.50m x 2.11m)



## FIRST FLOOR

### BEDROOM 1

26'10" x 11'2" (8.18m x 3.40m)

### EN-SUITE

9'6" x 6'7" (2.90m x 2.01m)

### BEDROOM 2

14'8" x 9'8" (4.49m x 2.95m)

## LANDING

13'1" x 6'5" (3.99m x 1.96m)

## OUTSIDE

## GARDEN

68'11" x 24'7" (21.01m x 7.49m)

## GARAGE

18'3" x 13'1" (5.57m x 4.00m)

## BALCONY VIEWS

Stunning views from the balcony

## ELSTREE VILLAGE

Elstree is a sought-after and picturesque Hertfordshire village set in the Green Belt with history dating back to Roman times. It's approximately 15 miles from Central London and is within the so-called "Golden Triangle" of roads which offers quick and easy access to the A1, M1 and M25. Elstree is also conveniently close to the Thameslink railway at Elstree & Borehamwood station and the Jubilee line underground at Stanmore.





This is a perfect location for families, with easy access to Aldenham Country Park—a popular spot for walks, nature, and outdoor activities—and several highly rated schools, including Aldenham School and Haberdashers' Boys' and Girls' Schools. Commuters benefit from Elstree & Borehamwood Thameslink station, offering direct trains to London St Pancras in under 25 minutes, as well as convenient road access to the M1, M25, and A1(M).

## HERTSMERE Band E

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environment friendly - lower CO <sub>2</sub> emissions	
90-100	A	90-100	A
86-90	B	86-90	B
82-86	C	82-86	C
78-82	D	78-82	D
74-78	E	74-78	E
70-74	F	70-74	F
66-70	G	66-70	G

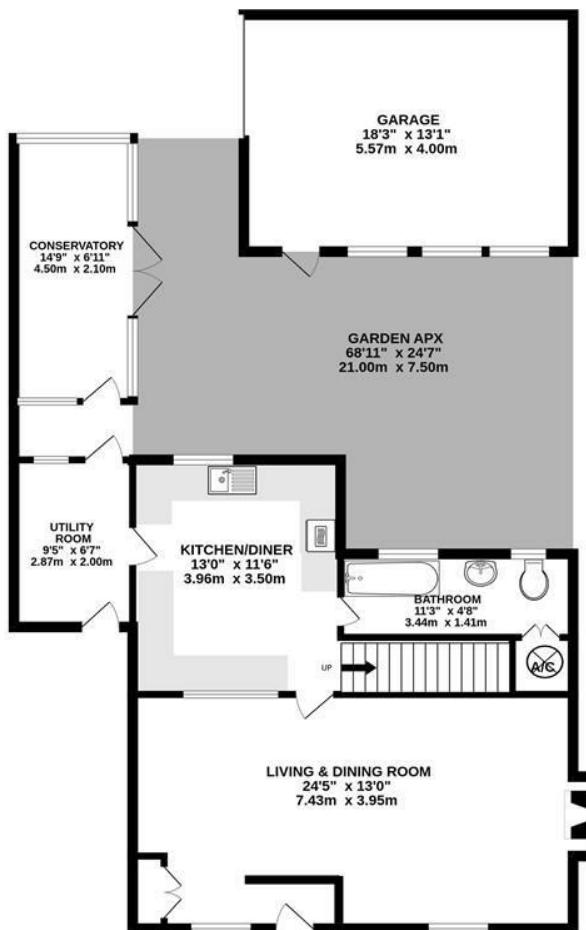
EU Directive 2002/91/EC

England & Wales

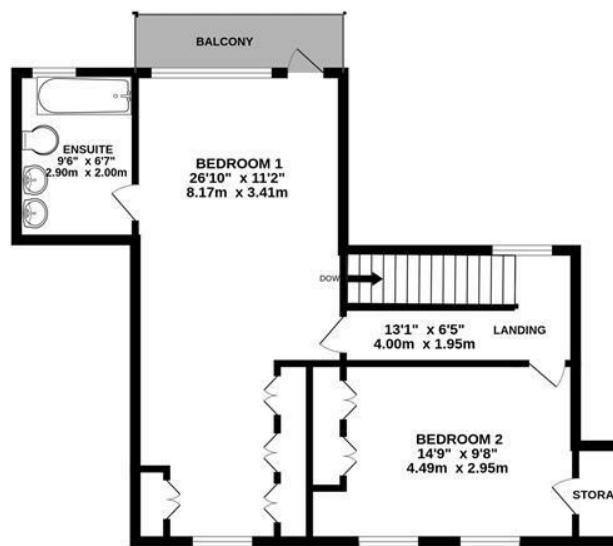
EU Directive 2002/91/EC

England & Wales

GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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