



Lodge Avenue, Elstree, WD6 3ND

Offers In Excess Of £1,275,000







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A unique opportunity to acquire this attractive THREE DOUBLE BEDROOM, TWO BATHROOM, DETACHED FAMILY RESIDENCE situated on a sought after residential road within walking distance to all local shopping and transport facilities. The property is in very good condition, with plenty of scope to extend and modernise STPP.

Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Lounge/Dining Room, Study/Morning Room, Utility Room, Master Bedroom With En Suite Shower Room and Balcony With Panoramic Views Overlooking Greenbelt Pastures, Two Further Double Bedrooms With Built In Wardrobes, Family Bathroom, South West Facing Rear Garden With Views Over Allum Lane Greenbelt Meadows , Single Garage Approached Via Own Driveway With Off Street Parking For Several Cars. THE PROPERTY HAS THE ADDED BENEFIT FROM POTENTIAL TO EXTEND STPP.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer: While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



- Council Tax Band: G £3485 per annum
- Tenure: This is a freehold property









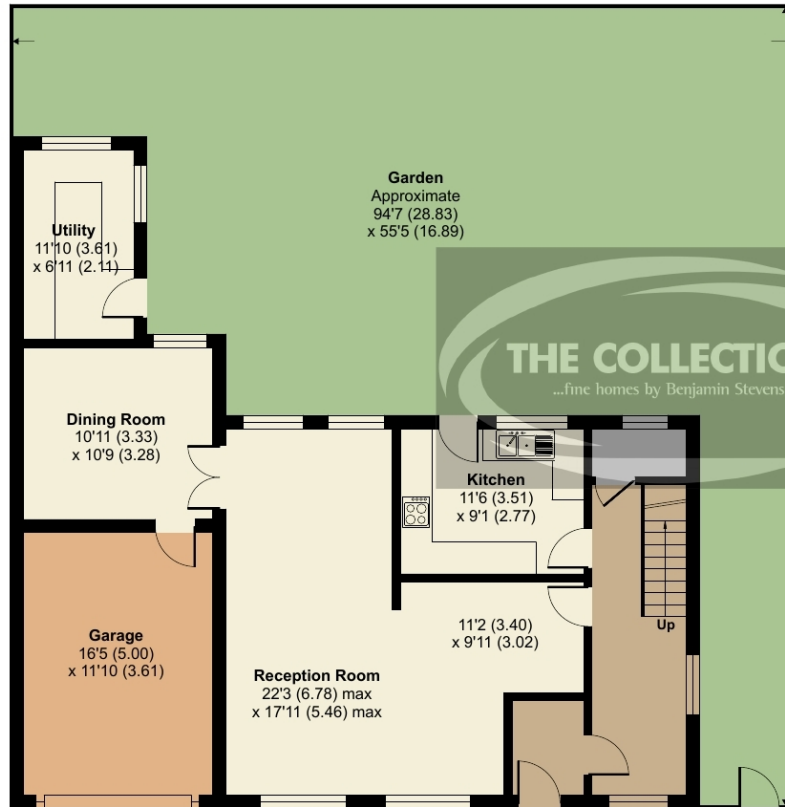
Lodge Avenue, Elstree, Borehamwood , WD6

Approximate Area = 1404 sq ft / 130.4 sq m

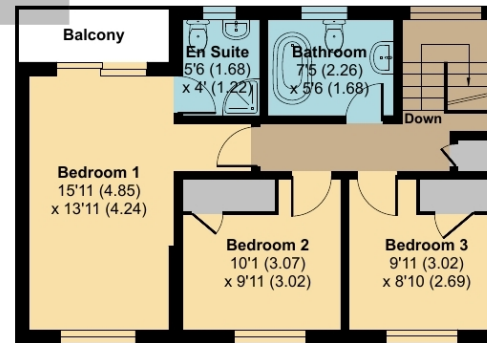
Garage = 194 sq ft / 18 sq m

Total = 1598 sq ft / 148.4 sq m

For identification only - Not to scale



GROUND FLOOR

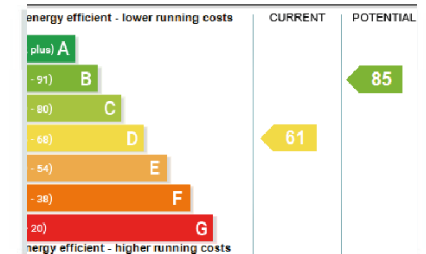


FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Benjamin Stevens . REF: 1014601



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