

Grange Road, Elstree

£1,100,000 (Freehold)



Nestled in the desirable area of Elstree, Borehamwood, this charming detached bungalow on Grange Road presents an exceptional opportunity for both families and individuals seeking a comfortable home. Boasting three well-proportioned bedrooms and two modern bathrooms, this property is designed for both relaxation and practicality.

The bungalow features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The interior is in excellent condition throughout, ensuring that you can move in with ease and start enjoying your new space immediately.

Externally, there is a landscaped rear garden retreat with low maintenance Astroturf lawn, outbuilding, perfect for home gym or office, covered hot tub area and feature lighting.

One of the standout features of this property is the planning permission that has been granted for extensions, under planning reference 25/0978/HSE. This offers the potential for future expansion, allowing you to tailor the home to your specific needs and preferences. CGI's available on request.

Conveniently located, the bungalow is just a short walk from the mainline station, providing easy access to London and beyond. Additionally, you will find excellent shopping facilities and places of worship nearby, making this location both practical and community-oriented.

This property is chain-free, allowing for a quick and smooth sale process. Whether you are looking to settle down or invest, this bungalow represents a fantastic opportunity in a prime Elstree location. Do not miss your chance to make this delightful home your own.

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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.

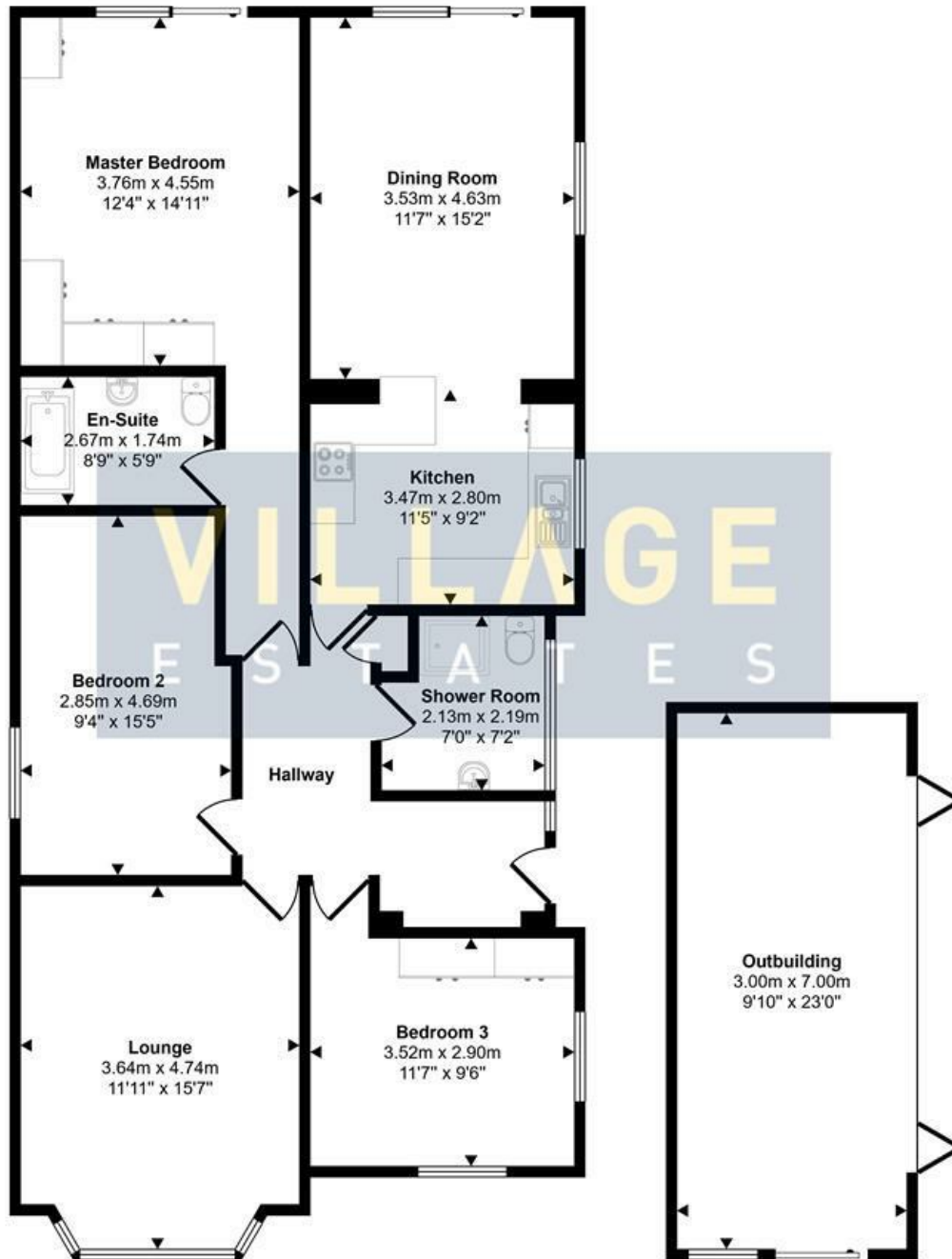








Approx Gross Internal Area
132 sq m / 1426 sq ft



Floorplan
Approx 111 sq m / 1200 sq ft

Outbuilding
Approx 21 sq m / 226 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.



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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