

# West View Gardens, Borehamwood

**£700,000 (Freehold)**



Nestled in the charming cul-de-sac of West View Gardens, this delightful house in Elstree, offers a perfect blend of comfort and convenience. Spanning an impressive 1,649 square feet, the property boasts three spacious reception rooms, ideal for both entertaining guests and enjoying family time. The three well-proportioned bedrooms provide ample space for relaxation, while the bathroom is thoughtfully designed to cater to your daily needs.

One of the standout features of this home is the generous parking space, accommodating up to four vehicles, which is a rare find in such a desirable location. Just a mere 30-second stroll will take you to Elstree's village shops and places of worship, ensuring that all your daily necessities are within easy reach. For those who commute, the mainline station is conveniently located just 1.3 miles away, providing excellent transport links to London and beyond.

Families will appreciate the proximity to both state and private schools, making this property an excellent choice for those with children. The peaceful surroundings of the cul-de-sac offer a tranquil retreat from the hustle and bustle, while still being close to the vibrant community of Elstree.

This house is not just a home; it is a lifestyle choice, combining spacious living with a prime location. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy all that Elstree has to offer.

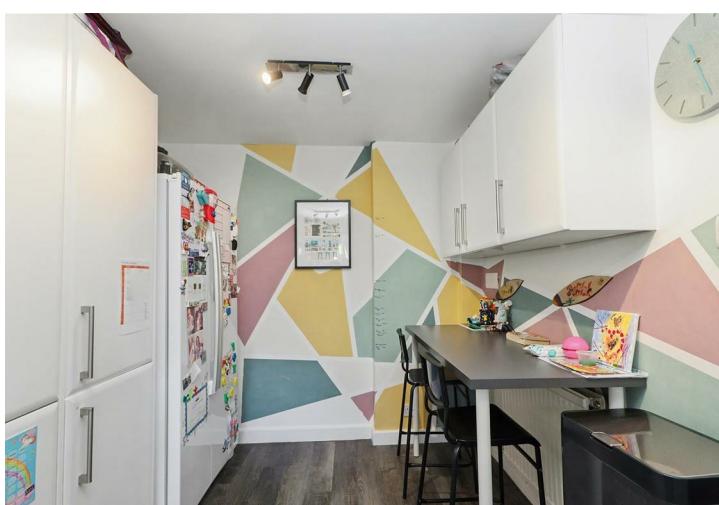
**020 3764 2222**

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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.

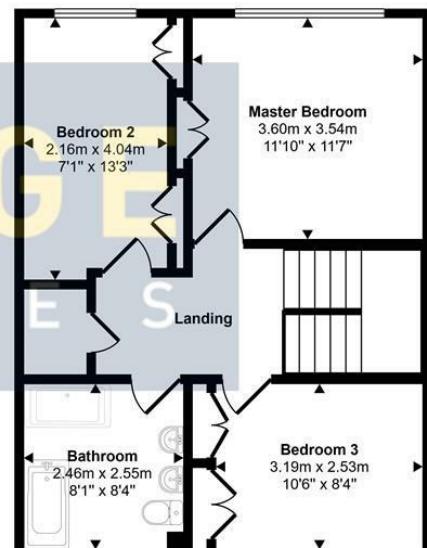








Approx Gross Internal Area  
153 sq m / 1649 sq ft



First Floor  
Approx 53 sq m / 570 sq ft

Ground Floor  
Approx 100 sq m / 1079 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