

**Watford Road,
£429,950 (Freehold)**



This stunning semi-detached period cottage overlooking Aldenham Park and Reservoir, in Elstree Village. Recently refurbished the property boasts a through lounge/dining room and modern kitchen on the ground floor with 2 bedrooms and a spacious family bathroom on the first floor. Externally the property offers a fantastic outhouse with w/c which would make the perfect home office or gym. There is also a secluded rear garden with AstroTurf for a low maintenance and tidy garden. The property comes with no official parking however there is an informal parking arrangement in place.

Located approximately 1.4 miles from Elstree & Borehamwood's mainline station and 1.7 miles from Stanmore tube station. There are fantastic road links to A1, A41 and M1 with easy access into London and nearby shopping facilities of Watford, Stanmore and Borehamwood are also close by. This property is also perfectly located for several schools including Aldenham, Haberdashers Askes and St. Nicholas.

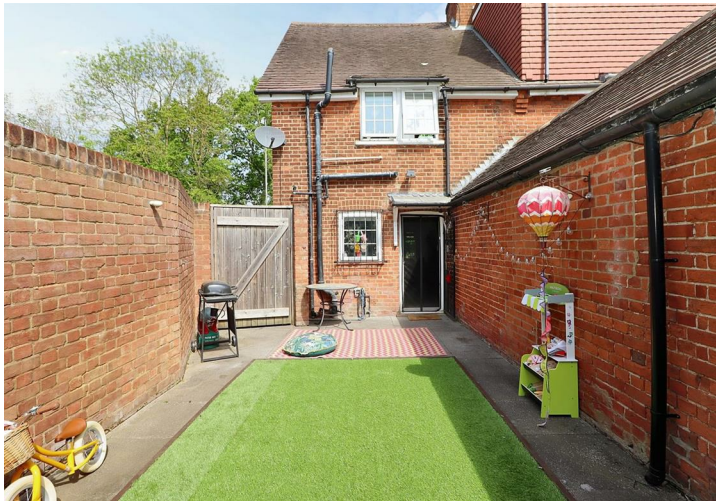
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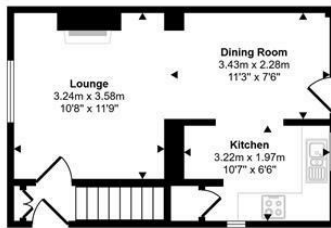
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







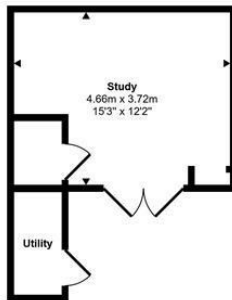
Approx Gross Internal Area
80 sq m / 862 sq ft



Ground Floor
Approx 30 sq m / 326 sq ft



First Floor
Approx 30 sq m / 320 sq ft



Outbuilding
Approx 20 sq m / 215 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	