

# Delius Close, Borehamwood

## Offers In Excess Of £550,000

### (Freehold)



Nestled in the serene cul-de-sac of Delius Close, Elstree, this delightful house presents an exceptional opportunity for families and investors alike. Spanning an impressive 1,111 square feet, the property features four generously sized double bedrooms, ensuring ample space for everyone. The open plan living area fosters a warm and inviting atmosphere, ideal for both relaxation and entertaining guests.

The house is complemented by two well-appointed reception rooms, providing versatile spaces for family gatherings or quiet evenings at home. A notable highlight is the expansive rear garden, which offers a peaceful outdoor retreat for children to play or for gardening enthusiasts to indulge their passion. This garden not only serves as a tranquil escape but also holds exciting potential for extensions, allowing you to customise the property to suit your lifestyle, with the added convenience of side access from the front.

Additionally, the property includes useful outbuildings, perfect for storage or even as a workshop or home office, enhancing the practicality of this charming residence. The utility cupboard on the first floor adds to the convenience, ensuring that everyday tasks are easily managed.

Situated in a peaceful location, Delius Close fosters a strong sense of community while remaining conveniently close to local amenities and transport links. This property is more than just a house; it is a canvas for your future, waiting for you to make it your own. Whether you are looking to settle down or invest, Delius Close is a wonderful choice for those seeking a harmonious lifestyle in Elstree.

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



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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.







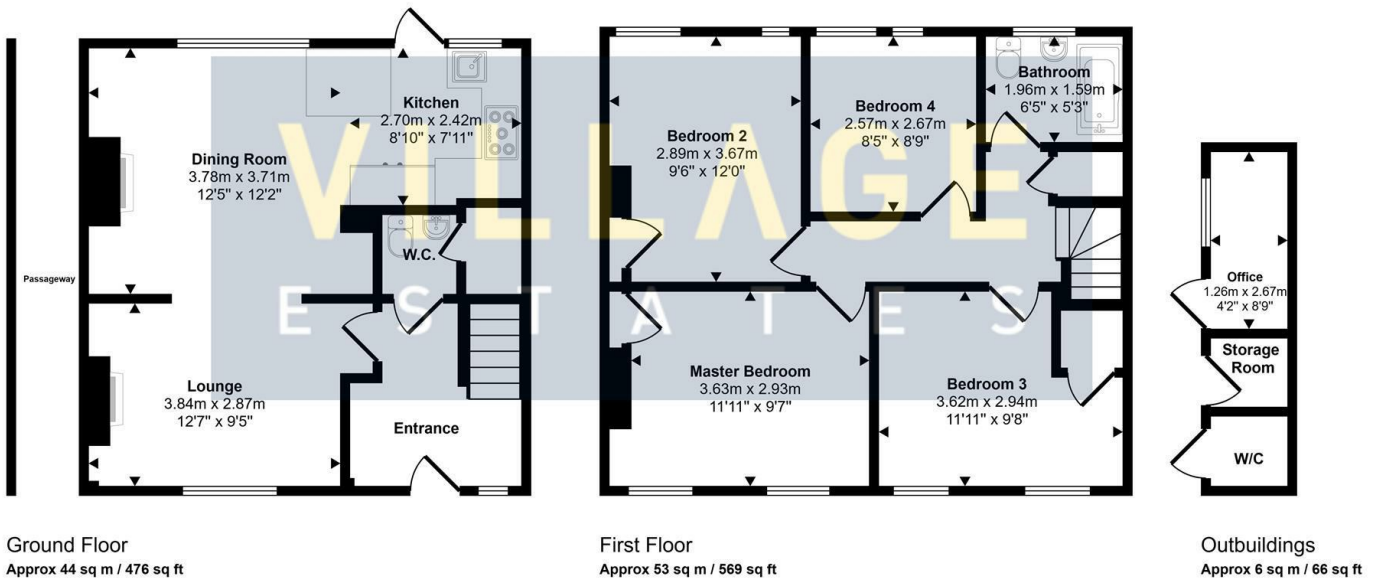








Approx Gross Internal Area  
103 sq m / 1111 sq ft



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) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	