



**Simmons Estates**

EST: 1996



# Exclusive Bungalow


Three Bedrooms - Garage - Prime Location

**Lodge Avenue, Elstree,**

**£1,175,000**

- Three Bedroom Bungalow
- Good Size Garden
- Good Potential to Extend
- One of Elstree's Finest Roads
- In-Need of Some Updating
- Garage & Driveway
- 5-Minute Walk to Town & Station
- Chain Free
- Two Bath/Shower Rooms



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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