



Delius Close, Elstree,

£550,000

- Four Double Bedrooms
- Great Size Rear Garden
- Office Built In The Outhouse
- New Central Heating System
- Easy Access Point To Major Roadways
- Two Large Reception Rooms
- Downstairs Toilet
- Quiet cul-de-sac Location
- Great Opportunity To Extend (STPP)
- Couple Of Minutes Walk To 107 Bus Stop

This charming four-bedroom terraced family home, ideally positioned in a quiet cul-de-sac within the highly sought-after Elstree Village. Offering approximately 1,249 sq ft of well-balanced living accommodation, this delightful post-war property combines classic charm with modern-day practicality, making it an ideal home for growing families.

Upon entering, you are welcomed into a warm and inviting ground floor that features two generous reception rooms, perfect for entertaining guests or enjoying relaxed family evenings. The layout flows effortlessly, creating a comfortable and sociable living environment. A convenient downstairs WC further enhances the practicality of the home.

The property boasts four well-proportioned bedrooms, all filled with natural light to create a bright and airy atmosphere throughout. A well-located family bathroom serves the upper floor, offering ease of access for both family members and guests.

To the rear, a great-sized garden provides excellent outdoor space for entertaining, play, or relaxation and benefits from private side access. An office has been thoughtfully created within the rear outhouse, offering a quiet and dedicated workspace ideal for home working or study.

The home also benefits from a newly installed central heating system, ensuring comfort throughout the year. There is excellent potential to extend further (subject to the necessary planning permissions), offering exciting scope for future development.

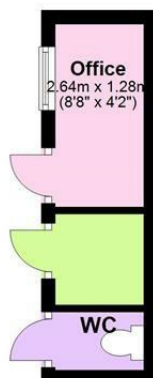
Located in the heart of Elstree, the property enjoys a strong sense of community alongside excellent local amenities, including shops, schools, and parks. Commuters are well catered for, with easy access to major road links and the 107 bus route just a short walk away.

With its desirable location, generous living space, and future potential, this attractive home on Delius Close represents a fantastic opportunity to secure a spacious family residence in one of Elstree's most popular residential areas.



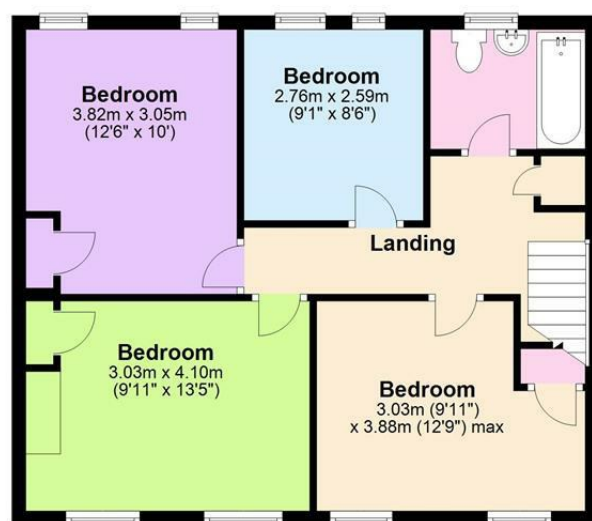
Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC