



**19 Grange Road, Elstree, Borehamwood, WD6 3LY**  
**Offers In The Region Of £1,000,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated in a quiet residential road, walking distance from Borehamwood and Elstree and Thames link station. This three bedroom detached house features two reception rooms, kitchen and large conservatory. 105' x 44' South Westerly rear garden. Requires modernisation and refurbishment. Therefore an internal inspection and discussion with vendors sole agent is essential.



- DETACHED THREE BEDROOM HOUSE
- WALKING DISTANCE TO BOREHAMWOOD AND ELSTREE SHOPS AND THAMES LINK STATION
- 105' X 44' SOUTH WESTERLY GARDEN
- IN NEED OF REFURBISHMENT AND MODERNISATION
- TWO RECEPTION ROOMS
- KITCHEN
- LARGE CONSERVATORY
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX BAND F - HERTSMERE COUNCIL



Part frosted glazed front door opening into:

### ENTRANCE PORCH

Window to side. Multi pane frosted door opening into:

### ENTRANCE HALL

Concealed radiator. Under stairs cupboard.

### DOWNSTAIRS CLOAKROOM

White suite comprising close coupled WC and wall mounted wash basin. Frosted window to side. Concealed radiator.

### LOUNGE

17'2 x 10'10 (5.23m x 3.30m)

Feature fireplace. Two double radiator. Multi pane bay window to front. Wall light point. Open arch to:

### DINING ROOM

14'3 x 9'4 (4.34m x 2.84m)

Two double radiators. Multi pane bay window. Double width doors to rear garden.

### KITCHEN

9'4 x 8'3 (2.84m x 2.51m)

Range of wall and base units featuring cupboards and drawers. Stone effect working surfaces with one and half bowl sink unit, single drainer and mixer tap. Ceramic electric cooker hob with splashback and fan oven below. Extractor hood above. Space for dishwasher. Concealed downlighters. Part glazed stable doors and window to:

### CONSERVATORY

15'5 x 11' (4.70m x 3.35m)

Double glazed windows to three sides. Double glazed double width doors to side. Concealed radiator. Double width doors to:

### UTILITY ROOM

8'5 x 7'8 (2.57m x 2.34m)

Space for washing machine. Single drainer stainless steel sink. Multi pane window to side. Open archway to:





### STORE ROOM

7'6 x 8' (2.29m x 2.44m)

Wall mounted Ideal logic gas central heating boiler. Electric meters. Utility room and store room were previously a garage. Upon inspection the roof was leaking and in need of repair.

### FIRST FLOOR LANDING

Approached via turn flight staircase and half landing. Frosted multi pane window to front. Access to loft. Double radiator.

### BEDROOM ONE

14'4 x 11'4 (4.37m x 3.45m )

Length measurement taken to the back of the fitted wardrobes. Maximum width measurement taken to the bay window with is multi paned and to rear. Double radiator.

### BEDROOM TWO

12' x 10'10 (3.66m x 3.30m)

Multi paned Dorma window to front. Double radiator. Fitted wardrobes.

### BEDROOM THREE

9'5 x 8'3 (2.87m x 2.51m)

Double radiator. Multi pane window to rear. Double width fitted wardrobe.

### BATHROOM/SHOWER ROOM

11'2 x 5'8 (3.40m x 1.73m)

Suite comprising shower base, corner bath, pedestal wash basin and close coupled WC. Double radiator. Half tiled walls. Tile effect floor covering. Multi pane frosted window to front and side.

### EXTERIOR REAR

105' x 44' (32.00m x 13.41m)

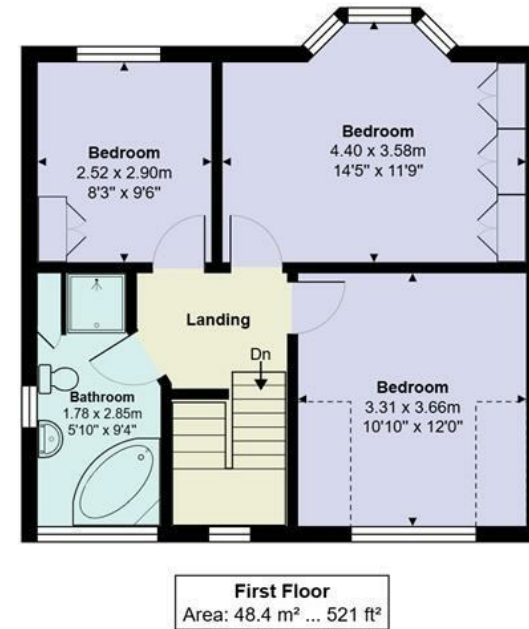
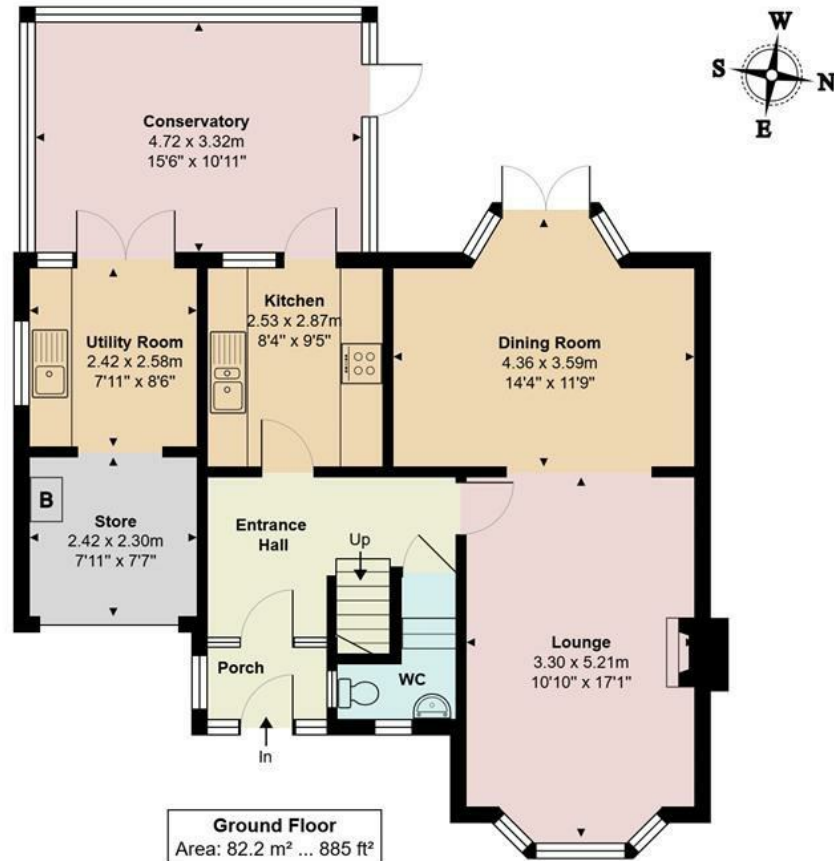
Starting from the rear of the property with paved patio on two tiers. Remainder of the garden is predominately a large lawn which is well secluded to either side by timber fence panelling and shrubs. Including Laurel, conifer and holly. Fence panelling to the rear of the garden with conifer trees. Property backs South Westerly. Access to the front via both sides of the property. External water point.











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Total Area: 130.6 m<sup>2</sup> ... 1406 ft<sup>2</sup>

All measurements are approximate and for display purposes only





guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

### EXTERIOR FRONT

Concrete independent driveway providing parking. Lawn area. Shrubs and retaining brick wall with metal railings.

Freehold. Council tax band F - Hertsmere Council.

Property Information  
We believe this information to be accurate, but it cannot be

