



DEACONS HILL ROAD, BOREHAMWOOD, HERTFORDSHIRE, WD6

**GUIDE PRICE £1,000,000 FREEHOLD**

**A CHAIN FREE THREE DOUBLE BEDROOM, TWO BATHROOM DETACHED HOUSE WITH SCOPE TO EXTEND AND DEVELOP IN A PRIME LOCATION IN ELSTREE.**

**Borehamwood | 020 8953 8899 | borehamwood@winkworth.co.uk**



## DESCRIPTION:

Having been in the same family ownership for the last forty years this unusual and rarely available detached family house is offered for sale chain free.

Though well maintained over the years the property is in need of modernisation, which has been reflected in the asking price and is one of the last undeveloped houses not only in Deacons Hill Road but in Elstree itself and represents an almost unique opportunity, subject to planning consents, to create a substantial and bespoke forever family home.

A mature Westerly facing rear garden in excess of 100' and off street parking for several cars compliments the flexible accommodation which currently totals approaching 1900 Square feet.

## AT A GLANCE

- Three Double Bedrooms
- Chain Free
- Prime Location
- 1890 Square Feet
- Two Bathrooms
- Large Westerly Facing Garden
- Scope To Extend/Develop (Stpp)
- Ample Off-Street Parking





Winkworth



Winkworth



Winkworth



Winkworth

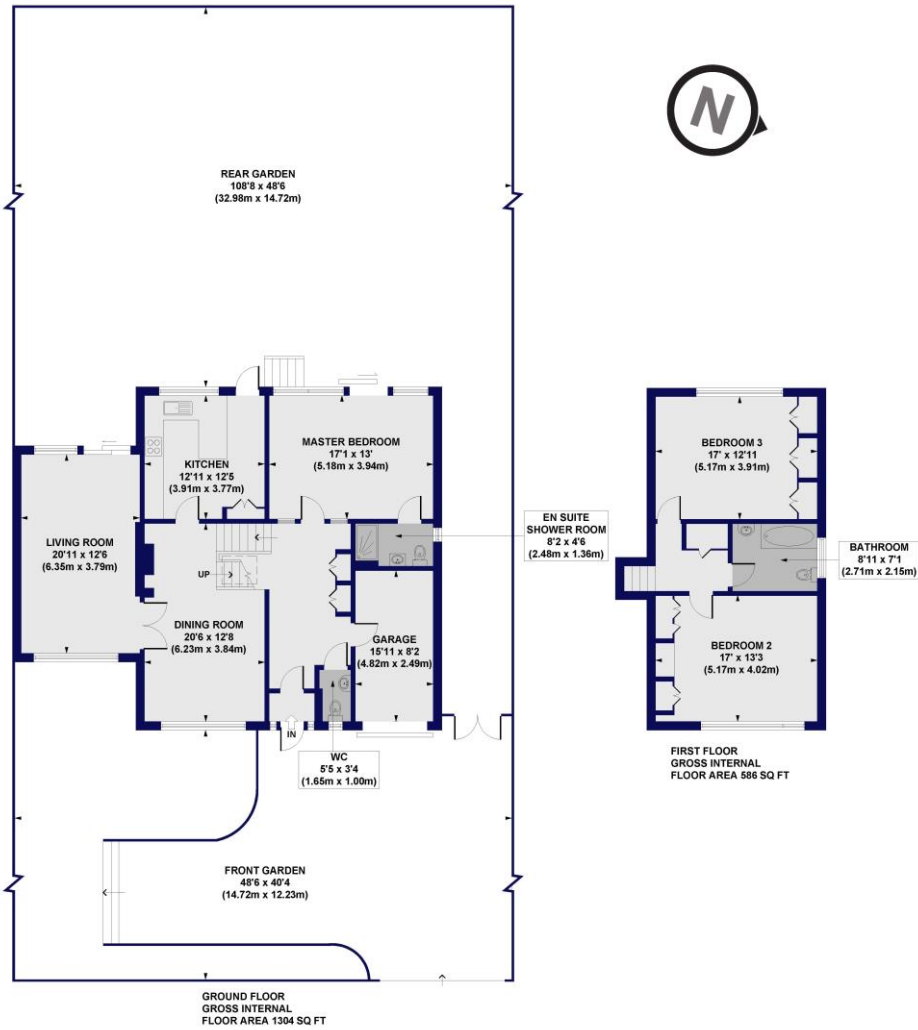


Winkworth

# Deacons Hill Road, Elstree, WD6

Approx. Gross Internal Floor Area 1890 sq. ft / 175.63 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1749 sq. ft / 162.52 sq. m (Excluding Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.