



Castles

NICHOLAS ROAD  
Elstree, Borehamwood, Hertfordshire, WD6 3JY



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**Asking  
Price**  
**£1,095,000**  
(Freehold)

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A spacious, well-presented Detached home located on a small private section of the highly sought-after Nicholas Road in the heart of Elstree Village. This delightful family home offers an ideal canvas for those looking to make their mark, combining modern living with potential for personalisation.



## Specifications

- 4 Double Bedrooms
- 2 Bathrooms (1 En Suite)
- Kitchen/Breakfast Room
- Living/Dining Room
- TV/Family Room
- Guest Cloakroom
- Private Rear Garden
- Integral Garage

This delightful family home comprises: A good sized Living/Dining room with direct access to the Garden, TV/family room, Kitchen/Breakfast room requiring some modernisation and a Guest Cloakroom on the ground floor.

An integral Garage accessed from the lobby is currently being used as a second kitchen/utility room, and could easily be converted into another reception room or downstairs bedroom if required.

On the first floor is a large principal Bedroom with En Suite Bathroom and a further Three DOUBLE bedrooms and a family Bathroom. The property benefits from a charming well maintained and Private Rear Garden as well as an attractive frontage with Bloc-paved Drive providing ample Off Street Parking. There is also further parking for the benefit of this and one other house directly opposite the property.

Elstree and Borehamwood Station with direct links to Central London, the Boulevard Shopping Park and High Street with its vast array of restaurants and prime name stores, cinema, swimming pool, library, gymnasium and an excellent selection of houses of worship are all within easy walking distance.





Set in a peaceful yet highly desirable location, it's the perfect place to create your dream home.



#### **A little about the corner of the world we call home...**

Elstree is a charming village in Hertfordshire, located about 13 miles northwest of Central London. Though small in size, it has a big reputation thanks to its world-famous Elstree Studios, where countless films and television shows have been produced. The village offers a peaceful, rural feel with a variety of local pubs, restaurants, and scenic walks, such as Aldenham Country Park, perfect for nature lovers. While Elstree has a quieter atmosphere, it's close to neighbouring Borehamwood, providing access to more amenities, shops, and entertainment options.

Despite its village feel, Elstree is well-connected to London and beyond. Elstree & Borehamwood station, on the Thameslink line, offers direct services to London St Pancras International in about 20 minutes, making it an excellent location for commuters. With easy access to both the M1 and M25 motorways, it's convenient for drivers too. Elstree's mix of countryside charm and excellent transport links makes it an attractive place to live, particularly for those who want the tranquillity of village life while staying within easy reach of London.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

**Council Tax Band: G**

**EPC Rating: D**



Approximate Gross Internal Area = 169.4 m<sup>2</sup> ... 1824 ft<sup>2</sup>  
Illustration for identification and guidance purposes only. Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan please check all dimensions  
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**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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