



Castles

GROSVENOR ROAD  
Borehamwood, WD6 1BT

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Offers IEO  
£795,000  
(Freehold)

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This beautifully extended detached bungalow offers stylish and spacious living, tucked away in a quiet cul-de-sac just off Borehamwood High Street. this property promises both convenience and quality.



An exceptional extended detached bungalow quietly situated in a cul-de-sac just off Borehamwood high street, within easy walking distance to Elstree and Borehamwood mainline station and located within the catchment area of popular local schools. The ground floor living accommodation comprises a spacious Open Plan Kitchen, Living and Dining area with roof lights and Bi-Folding Doors out to rear garden, a TV room, Master Bedroom with an en-suite shower room, utility room and a guest cloakroom Thoughtfully designed for practicality and convenience. Upstairs there are Two Double bedrooms spacious, light-filled rooms with access to a stylish shower room and generous eaves storage space.

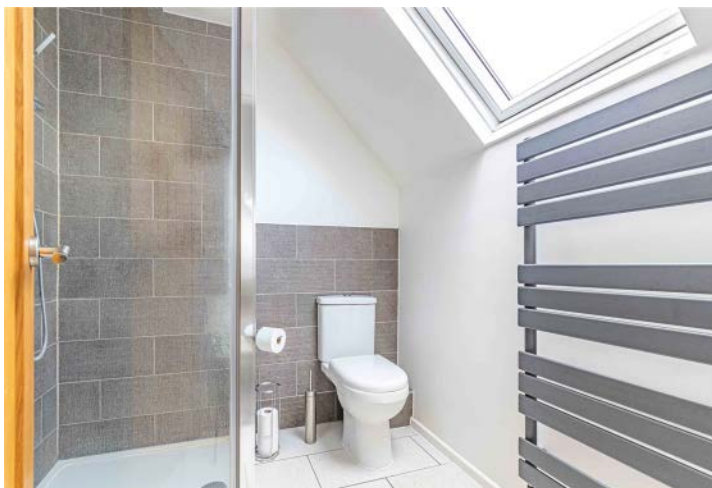
Externally the property includes ample off street parking on the stone shingled front drive and a low maintenance rear garden laid with astro turf.

### Specifications

- Extended bungalow
- Three double bedrooms
- Two shower rooms
- Open plan kitchen/living/dining
- TV room
- Utility room
- Guest cloakroom
- Off street parking
- Low maintenance garden
- Close to town centre



Bi-folding doors open seamlessly onto the rear garden. Featuring astroturf for year-round greenery, ideal for relaxing and outdoor activities.



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

Borehamwood is a lively town in Hertfordshire, located just 12 miles northwest of Central London. Known for its rich history in film and television, it's home to Elstree Studios, where iconic shows and movies have been filmed. Borehamwood offers a blend of suburban comfort with easy access to the excitement of the capital. There are plenty of local amenities, from bustling shopping areas to parks like Aberford Park, perfect for families and those looking to enjoy some outdoor space. The town also boasts a selection of restaurants, cafés, and leisure activities, such as the Reel Cinema and the Venue Leisure Centre.

Commuting from Borehamwood to London is simple and convenient. Elstree & Borehamwood station is on the Thameslink line, offering direct trains to St Pancras International in around 20 minutes, making it ideal for professionals working in the city. With frequent train services, it's easy to reach major London hubs, as well as other destinations along the Thameslink route. Its close proximity to the M25 and A1 also makes Borehamwood well-connected for drivers. This combination of excellent transport links and a thriving community makes it a popular choice for those looking for the best of both worlds – suburban peace with quick access to 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.

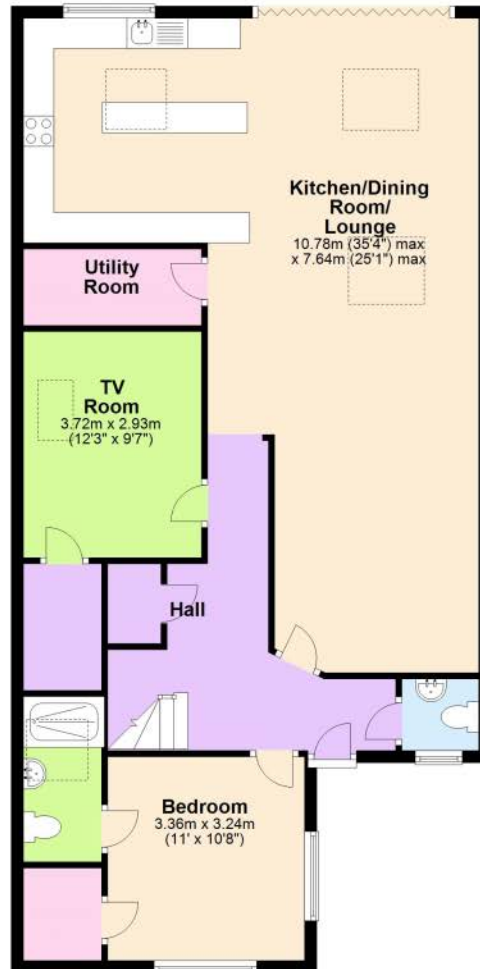
Tenure: Freehold

Council Tax Band: E

EPC Rating: C

**Ground Floor**

Approx. 106.4 sq. metres (1144.9 sq. feet)



**First Floor**

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 135.3 sq. metres (1456.1 sq. feet)

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

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