



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

The Rise, Elstree, WD6 3JR
Offers in excess of £1,500,000

Occupying a generous plot along one of Elstree's popular residential roads, this substantial detached family home offers an exciting opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements.

Offered to the market with NO ONWARD CHAIN, the property presents enormous potential whilst already providing spacious and versatile accommodation throughout.

The ground floor is centred around an impressive 27 ft living room, a wonderfully bright and expansive space ideal for both everyday family living and entertaining.

Large windows and doors allow for an abundance of natural light and provide attractive views across the delightful rear garden.

The remainder of the accommodation offers excellent flexibility, with ample scope to reconfigure or extend further subject to the necessary planning consents.

Upstairs, the property provides four well-proportioned bedrooms, one with a large en suite alongside family bathroom facilities, making it perfectly suited to growing families seeking a long term home in a highly desirable location.

Externally, the rear garden is a particular feature of the property, enjoying a mature and private aspect with plenty of space for outdoor dining, entertaining and family enjoyment.

To the front, there is off street parking together with a double garage, further enhancing the practicality of this appealing home.

Homes within this established part of Elstree are always highly sought after due to their excellent access to local amenities, well regarded schools and convenient transport connections, making this a rare opportunity to acquire a detached home with significant potential in a prime position.

Tenure: Freehold
Council Tax Band: G
EPC Rating: D









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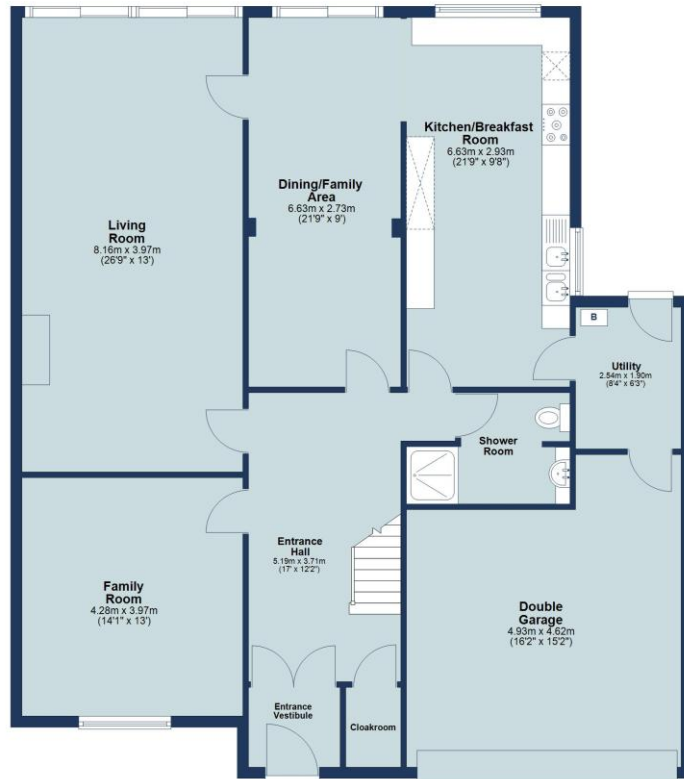
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Ground Floor

Approx. 145.0 sq. metres (1561.2 sq. feet)



First Floor

Approx. 86.4 sq. metres (929.6 sq. feet)



Total area: approx. 231.4 sq. metres (2490.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage included in the total floor area.
Plan produced using PlanUp.

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