



The Bungalow, Fortune Lane  
Hertfordshire, WD6 3RY

# The Bungalow

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Nestled in a sought-after location, this modern gated detached bungalow boasts a spacious and bright interior, ideal for a growing family or a downsizer seeking a peaceful retreat.

The property features three well-proportioned bedrooms, for which the principal bedroom has an en suite dressing and en suite shower room and direct access onto the garden. offering ample space for comfortable living. The open-plan layout seamlessly connects the living, dining, and sitting areas, creating a perfect setting for entertaining guests or relaxing with loved ones. There is a spacious well fitted kitchen/breakfast room.

Outside, a well-maintained garden provides a tranquil space to unwind, while the off-street parking and double garage offer convenience and security for vehicles. With its contemporary design and desirable features, this air conditioned property presents a fantastic opportunity to own a stylish and practical home in a desirable neighbourhood. Don't miss out on the chance to make this property your own and enjoy a modern lifestyle in a serene setting.

Ideally situated off Barnet Lane in Elstree Village, the property enjoys access to the local town's amenities and is surrounded by serene countryside and ample woodland walks. Excellent transport links connect you to the bustling city of London and neighbouring counties, while esteemed educational institutions, such as Habs, Aldenham School, Yavneh College & Primary School, and Radlett Prep cater to academic pursuits. The property is also well located for places of worship.

LOCAL AUTHORITY: Hertsmere

BAND: G

TENURE: Freehold































































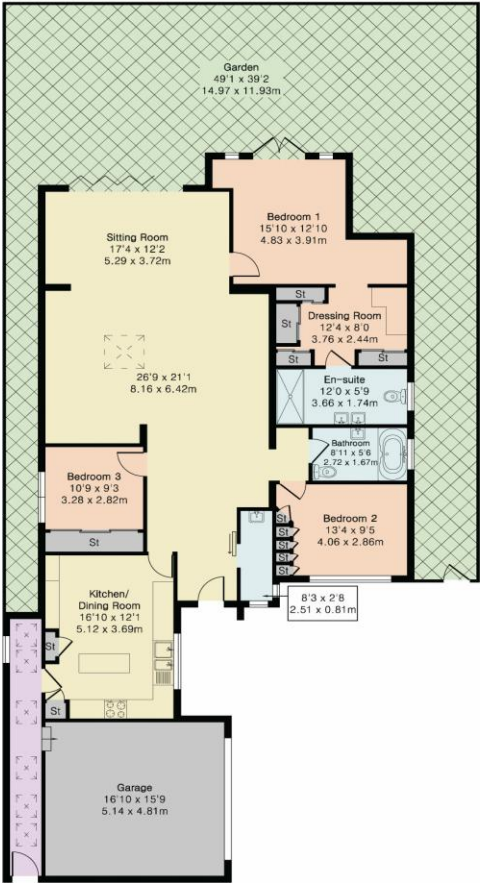








Approximate Gross Internal Area 1914 sq ft - 178 sq m  
(Including Garage)



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 64 D      |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



