



Nash Close
Elstree WD6

6 Nash Close, Allum Lane, Elstree WD6 3LE

Occupying a generous corner plot in a highly sought-after cul-de-sac just off Allum Lane, this chain-free four-bedroom detached house presents a rare opportunity to create an exceptional family home. With planning permission already granted to extend into a substantial five-bedroom detached residence, the property offers enormous potential in one of Elstree's most desirable locations.

The ground floor extends to over 1,200 sq ft and comprises a welcoming entrance hallway, a spacious 20ft reception room, separate dining room, fitted kitchen/breakfast room, utility room and guest WC. The integral double garage offers further flexibility for conversion or incorporation into future extension plans, subject to any necessary consents.

The first floor features a generous principal bedroom with en-suite shower room, three further bedrooms, and a family bathroom, providing well-balanced accommodation for growing families.

Externally, the property enjoys a substantial south-facing rear garden measuring approximately 118ft in length, offering excellent privacy and ample space for outdoor entertaining, family activities, or further landscaping. To the front, there is off-street parking together with access to the double garage.

Nash Close is ideally situated within easy walking distance of Elstree & Borehamwood Station, Borehamwood's bustling high street, local bus routes, shops, restaurants and places of worship. The property also falls within the catchment area for highly regarded schools including Haberdashers, Aldenham, Yavneh College and Hertsmere Jewish Primary School.

Offering approximately 1,897 sq ft of accommodation including the garage, a large south-facing garden, approved planning permission, and a prime corner plot position, this is an exciting opportunity to acquire a detached home with significant scope for enhancement and future value growth.

































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 1897 sq ft - 177 sq m (Including Garage)

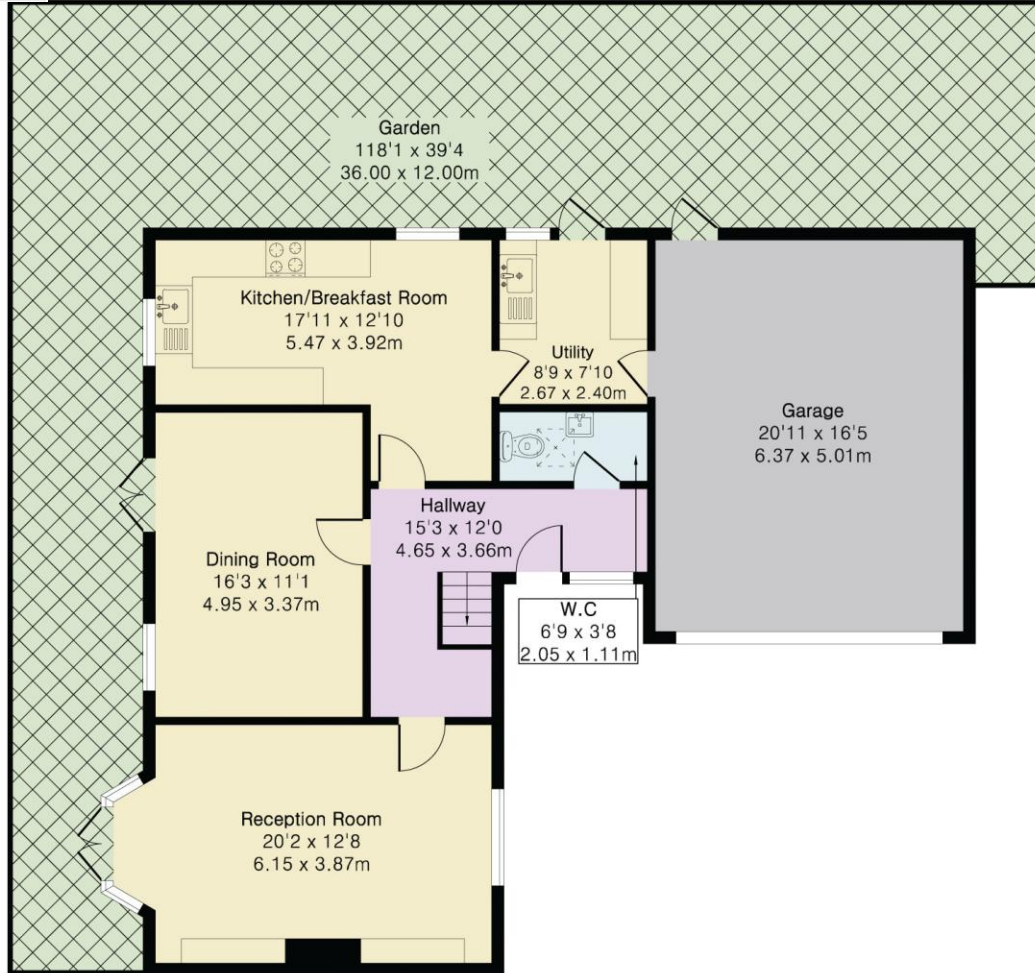
Ground Floor Area 1203 sq ft – 112 sq m

First Floor Area 694 sq ft – 65 sq m

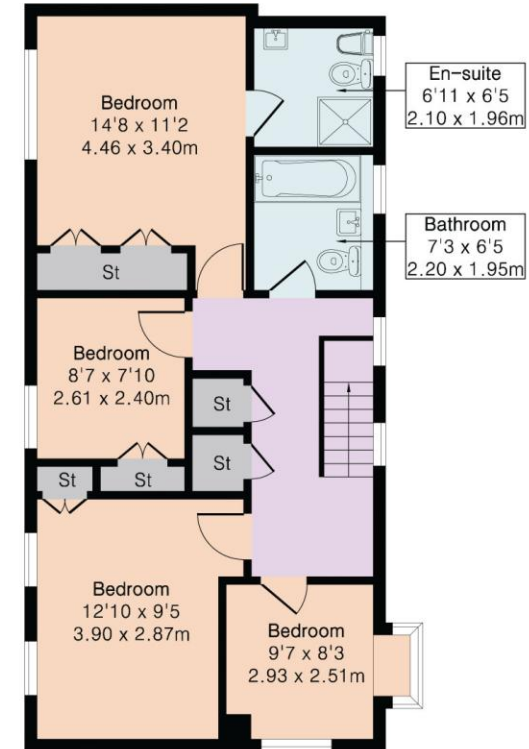
Local Authority:
Hertsmere
Council Tax Band: G
Tenure: FREEHOLD



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.



Ground Floor



First Floor





Totteridge
Office

| 28-30 Totteridge Lane, London N20 9QJ

| T: 020 8445 3694

| E: totteridge@statons.com

STATONS
www.statons.com