



Grange Road
Elstree, WD6



Grange Road, Elstree, WD6 3LY

Occupying a generous plot on one of Elstree's most desirable residential roads, this impressive six-bedroom detached family home offers over 2,300 sq. ft. of beautifully proportioned accommodation arranged across three floors. The ground floor is perfectly designed for modern family life, comprising a welcoming entrance hall, spacious kitchen/breakfast room, formal lounge, separate reception room, dining room and guest WC, providing a superb balance of everyday living space and areas for entertaining. Outside, the property benefits from a garage, ample driveway parking for several vehicles and a wonderfully private, south-facing rear garden extending to approximately 91ft. The first floor offers five well-proportioned bedrooms, including two generous double bedrooms with en-suite shower rooms, alongside a contemporary family bathroom and separate WC. Occupying the entire top floor is an exceptional principal suite, featuring a spacious double bedroom, dressing room and a luxurious en-suite bathroom, creating a peaceful retreat away from the rest of the home.

A particularly exciting feature of the property is the benefit of full planning permission to substantially enlarge the ground floor, increasing the overall accommodation to in excess of 3,500 sq. ft. The approved plans include an impressive five-metre rear extension spanning the full width of the house, offering the opportunity to create a spectacular open-plan kitchen, dining and family space that would transform an already substantial home into one of the area's finest family residences.

Grange Road is one of Elstree's most sought-after addresses, renowned for its peaceful setting whilst remaining just a short walk from Elstree & Borehamwood Station, providing excellent links into London. Borehamwood's vibrant high street, shopping park, cafés, restaurants and highly regarded schools are all within easy reach, making this an exceptional location for families seeking space, convenience and a strong sense of community.



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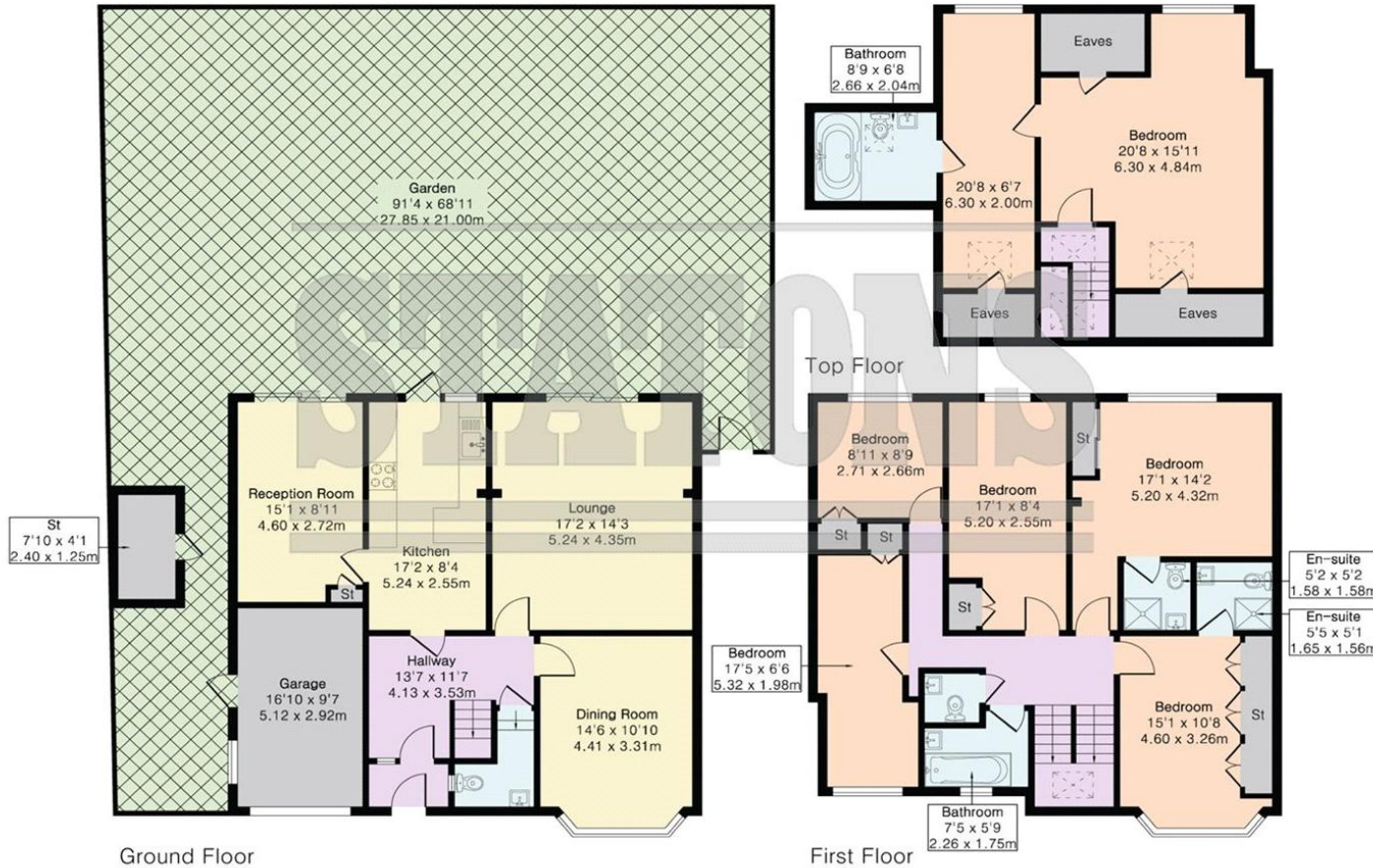
**Approximate Gross Internal Area 2334 sq ft - 217 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 856 sq ft – 80 sq m

First Floor Area 972 sq ft – 90 sq m

Top Floor Area 506 sq ft – 47 sq m

Garage & Outbuilding Area 166 sq ft – 15 sq m



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Existing Front Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



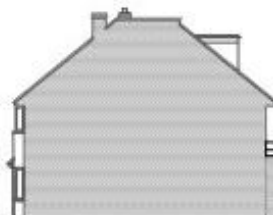
Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:100



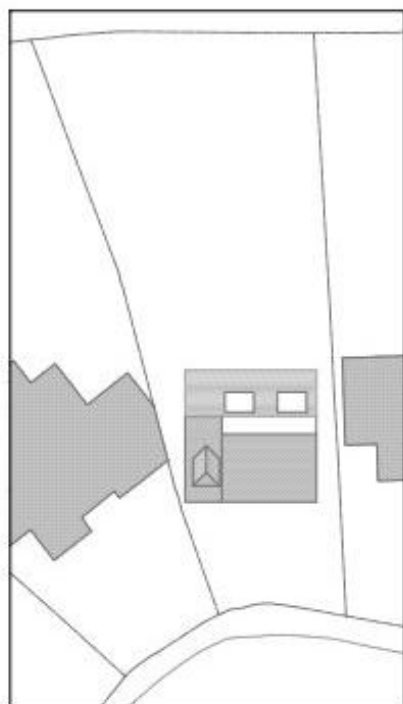
Proposed Side Elevation
Scale 1:100



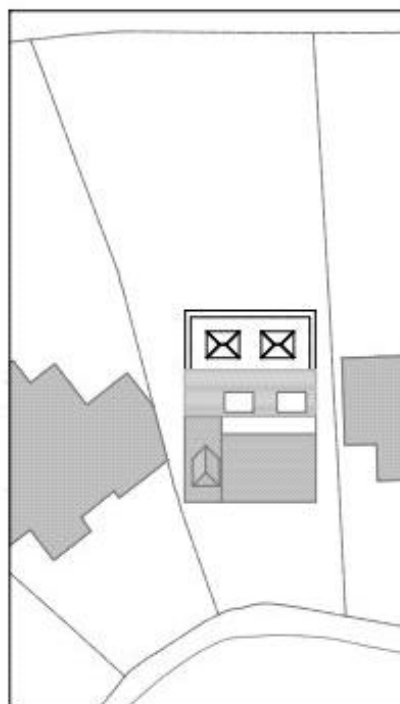
Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Existing site plan
Scale 1:500



Proposed site plan
Scale 1:500



LOCATION PLAN
Scale 1:500



J. LEE	
PROPOSED EXTENSION WORKS 20 GRANGE ROAD ELSTREE	
EXISTING/PROPOSED ELEVATIONS AND SITE PLANS	
p.w.roseman associates ltd. Architects and Interior Designers	
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