



Barnet Lane, WD6 3QZ

£2,950,000 Freehold

Council Tax Band G

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

Approached via a gated entrance which opens onto a sweeping carriage driveway with off-street parking for numerous cars, is this stunning Edwardian detached residence which has been sympathetically extended and improved to create a perfect blend of both contemporary and character, being set in extensive landscaped gardens and grounds.

Prominent features include the contemporary, part vaulted lounge with feature fireplace and full width glass sliding doors to the raised terrace, the 'hotel' style principal bedroom with dressing area, luxury en suite bathroom and balcony, which overlooks the grounds and views beyond.

The reception hall entrance from which all rooms lead, include the aforementioned lounge, dining room, study, sitting room, and extensive kitchen/breakfast room and utility. To the 1st floor there is the principal bedroom suite as well as bedrooms 2, 3 & 4 all with en suites, and laundry room. The 2nd floor comprises bedrooms 5 & 6, both affording far reaching views and a shower room. The garden level provides the cinema room, which has direct garden access, gymnasium and wine store.

Barnet Lane is one of Elstree's most sought-after locations, with easy access to central London and also within easy reach are some of the finest schools in Hertfordshire, including Haberdashers' Aske's for both boys and girls. The new and enhanced Elstree Studios is within easy reach as are Elstree Aerodrome and the fabulous Aldenham Country Park, as well as swift links to M25 and M1 motorways.

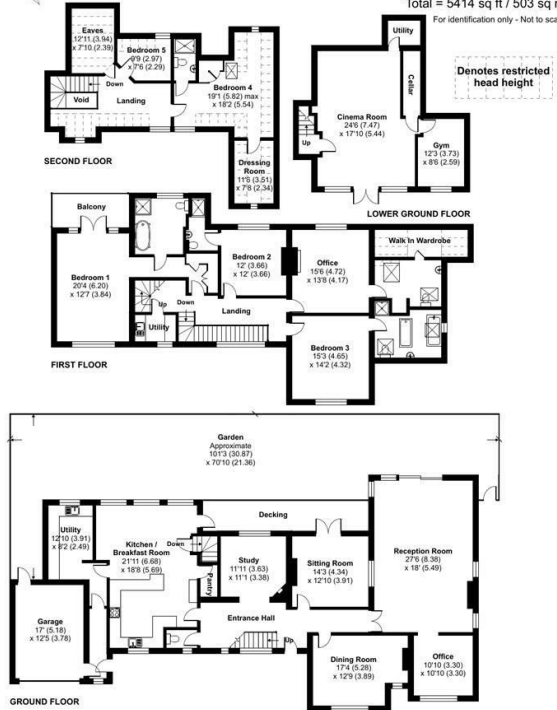




Barnet Lane, Elstree, Borehamwood, WD6

Approximate Area = 4805 sq ft / 446.4 sq m
 Limited Use Area(s) = 396 sq ft / 36.8 sq m
 Garage = 213 sq ft / 19.8 sq m
 Total = 5414 sq ft / 503 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richroom 2023. Produced for Real Estates. REF: 1039482

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	67	77
Needs to be improved	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive



Real EstatesTotteridge Office:
 32 Totteridge Lane
 Totteridge N20 9QJ

ll : 0208 445 3132
 e : info@realestates-wsp.co.uk
 w : www.realestates-wsp.co.uk