



Barnet Lane, WD6 3QZ

£2,600,000 Freehold

Council Tax Band G

REAL ESTATES
Est.1981

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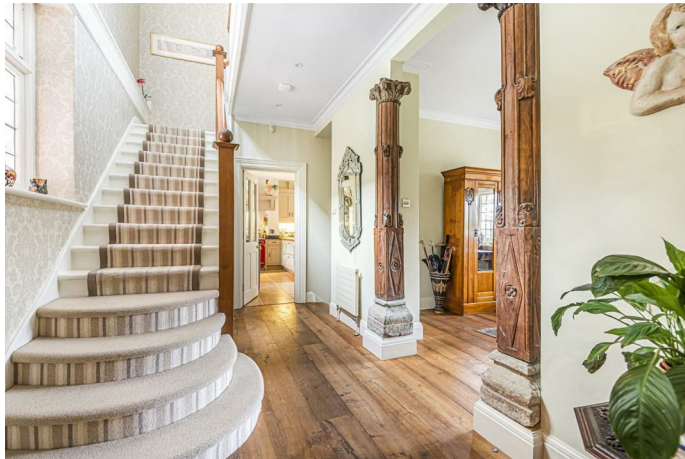
Real Estates are delighted to offer for sale this impressive Edwardian detached residence approached via a gated entrance which opens onto a sweeping carriage driveway with off-street parking for numerous cars, which has been sympathetically extended and improved to create a perfect blend of both contemporary 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.

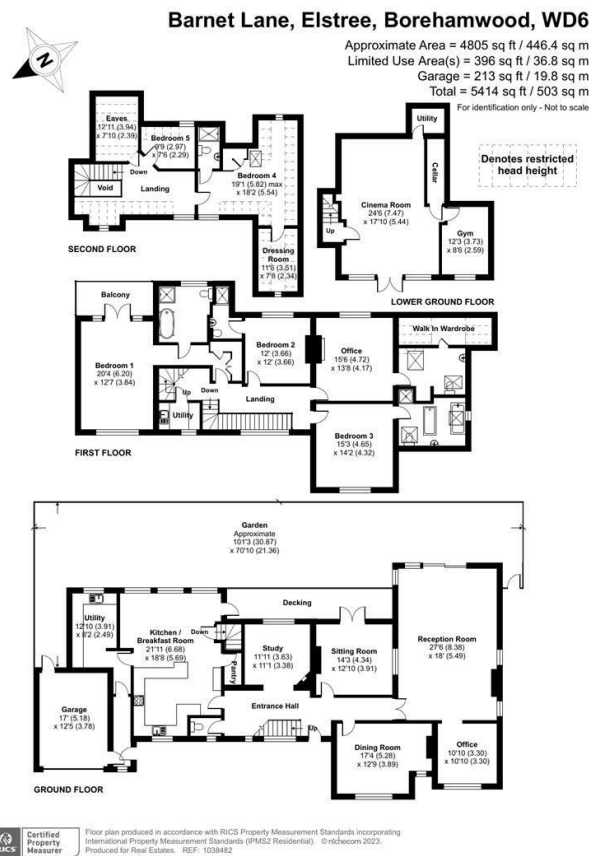
The reception hall entrance from which all rooms lead, include the aforementioned lounge, dining room, study, sitting room, and extensive kitchen/breakfast room and utility. To the 1st floor there is the principal bedroom suite as well as bedrooms 2, 3 & 4 all with en suites, and laundry room. The 2nd 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.

Please contact our Totteridge office for further information or to arrange a viewing.







| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| F | | |
| G | | |
| Not energy efficient - higher running costs | | |
| EU Directive | | |

