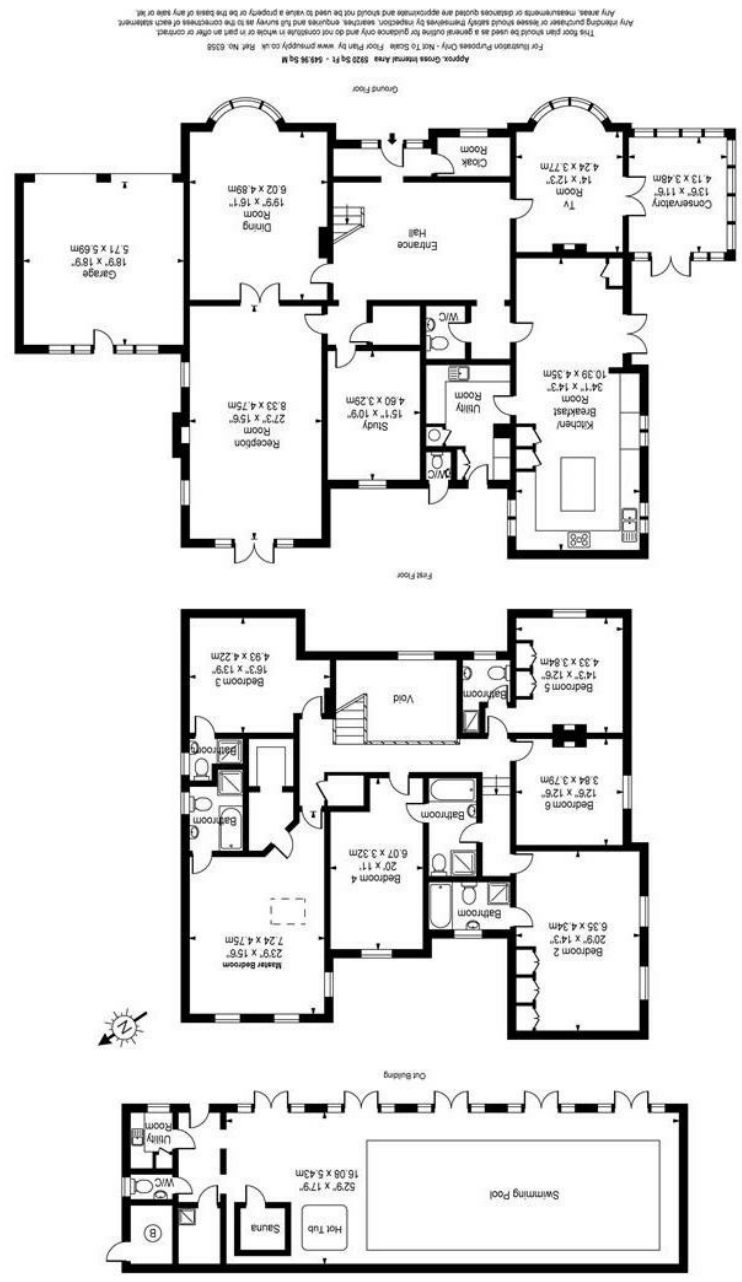
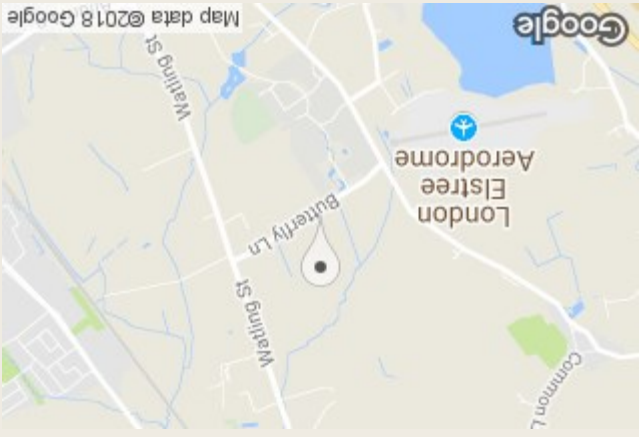


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Band	Score
		A	(92 plus)
		B	(81-91)
		C	(69-80)
		D	(55-68)
		E	(39-54)
		F	(21-38)
		G	(1-20)
	57		
	50		
		Not energy efficient - higher running costs	
		Very energy efficient - lower running costs	



LUMLEY ESTATES



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 Freehold

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Approached via a carriage driveway and set in grounds approaching an acre Winterbourne House is located to the south of Elstree in a semi-rural setting within walking distance of Haberdashers Askes School. The house is beautifully presented and the accommodation briefly comprises : double height entrance hall with galleried landing, four reception rooms, a spacious fully fitted kitchen/breakfast room, utility room, guest cloakroom, master bedroom with vaulted ceiling, dressing room and en suite bathroom, five further bedrooms, three of which are end suite plus a jack and jill bathroom. Outside is a carriage driveway, double garage, and large grounds approaching 1 acre with a fantastic indoor swimming complex comprising of a full-length heated swimming pool, hot tub, sauna, changing room facility and kitchen area.

