



**77 Allum Lane, WD6 3NN**  
£2,000,000 Offers Over

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)







## Property Description

On the market for the first time in over 45 years is this large detached family home sitting on a plot of approximately 1/3 of an acre yet within easy reach of the amenities of the High Street including Thameslink Station.

Arranged over 3776 sq ft/350.8 sq m the main body of the house comprises Five Bedrooms, Two Bathrooms (1 en-suite), large Kitchen/Breakfast Room, split level triple length Reception Room Dining Room, Utility Room and guest Wc. An annex, accessed through the main house but also via a separate entrance provides an additional Bedroom, Bathroom and Kitchenette.

Externally there is ample parking, double width integral Garage, and stunning Gardens which surround the house and which include Swimming Pool and Pool House.

Allum Lane is well located for local places of worship and popular schools including Haberdashers and Aldenham. The amenities of The Boulevard including Marks and Spencer and Anytime Fitness are within approximately 1/2 a mile.

Council Tax Band H

Joint Sole Agent

## Key Features

- WELL LOCATED DETACHED FAMILY HOME
- THREE BATHROOMS (1 EN-SUITE)
- DINING ROOM
- AMPLE PARKING AND GARAGING
- CLOSE TO SHOPS, TRANSPORT AND PLACES OF WORSHIP
- SIX BEDROOMS
- TRIPLE LENGTH RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- LARGE GARDENS AND SWIMMING POOL
- SCOPE TO EXTEND STPP

## Important Information

- **Price:** £2,000,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Locaton:** Elstree

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      | 77        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





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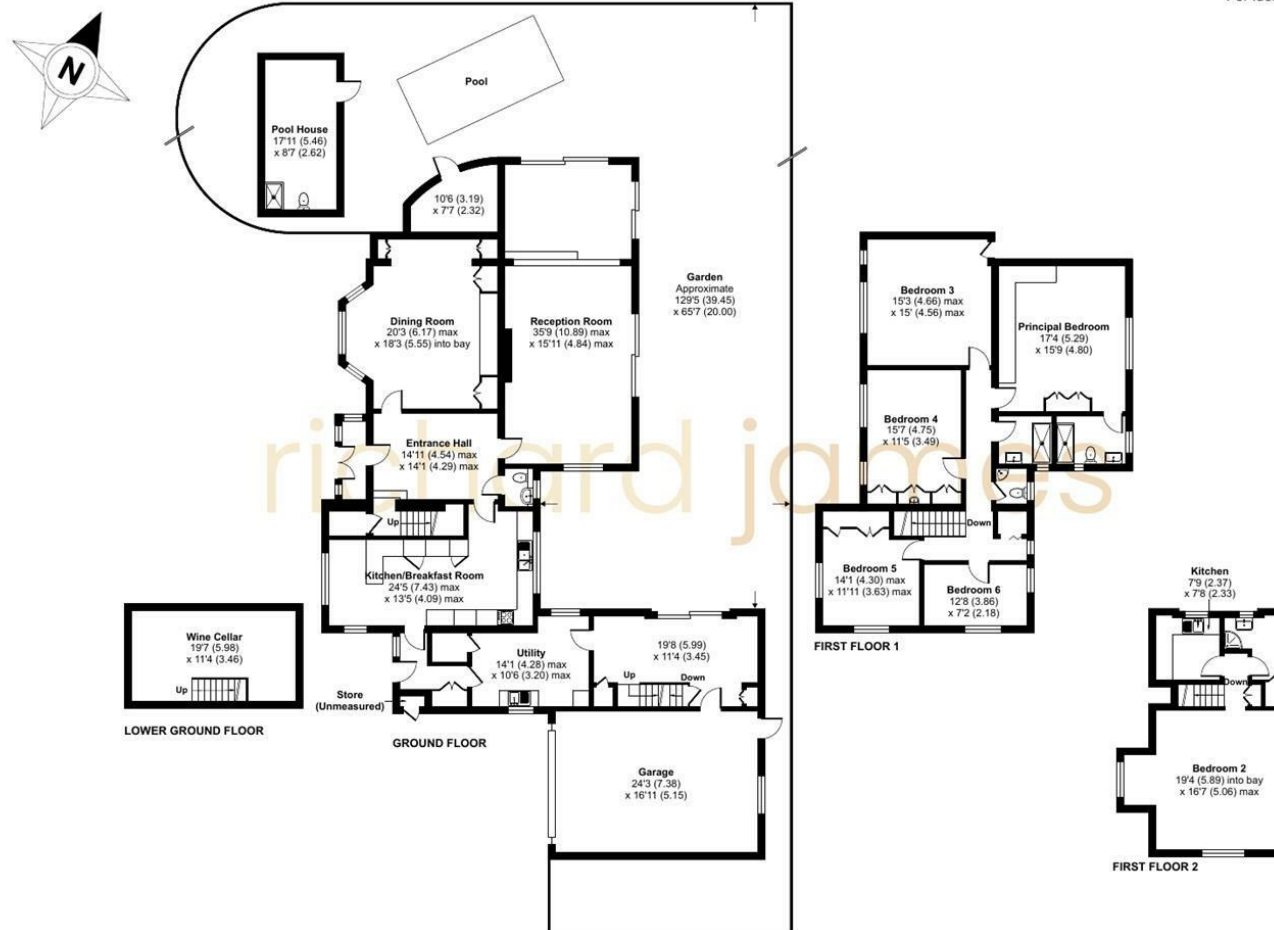






Approximate Area = 3776 sq ft / 350.8 sq m (includes garage & excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Richard James Estate Agents Ltd. REF: 1336448

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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