

**Barnet Lane, Borehamwood**

**£2,850,000 (Freehold)**



This stunning contemporary family home of almost 4600 sq ft is located on one of Elstree's most iconic roads, Barnet Lane. Surrounded by open countryside and mature woodland yet, easily accessible to central London - only 20 minutes by rail (Elstree & Borehamwood Thameslink) and approx. 9 miles by road. Also, within easy reach, are some of the finest schools in Hertfordshire, including Habs for both boys and girls, Edge Grove and Aldenham School. Elstree Aerodrome and the fabulous Aldenham Country Park are also nearby, as are the M25 and M1 motorways.

The ground floor interior comprises of a stunning split level entrance hall with feature curved staircase, discreet white Minoti Corian kitchen open plan to a spacious family reception room, dining room, cinema room, study, guest cloakroom, utility room and self-contained guest suite/bedroom 6 with en suite. On the first floor are four generous bedrooms, all with en suite bath/shower rooms and wardrobes and the top floor boasts the master bedroom with walk in wardrobe and en suite shower room.

Presented to a very high standard with minimalistic styling, this fabulous home provides superb "lifestyle" accommodation, perfect for family living and entertaining, including six bedrooms, six bathrooms and amazing reception rooms including a cinema room.

To the front of the property, the gated driveway allows parking for numerous vehicles and to the rear of Hither Cottage an expansive decked terrace leads down to an astro-turfed play area and heated swimming pool with dedicated changing room and plant room. There is also a gardener's cloakroom and storeroom.

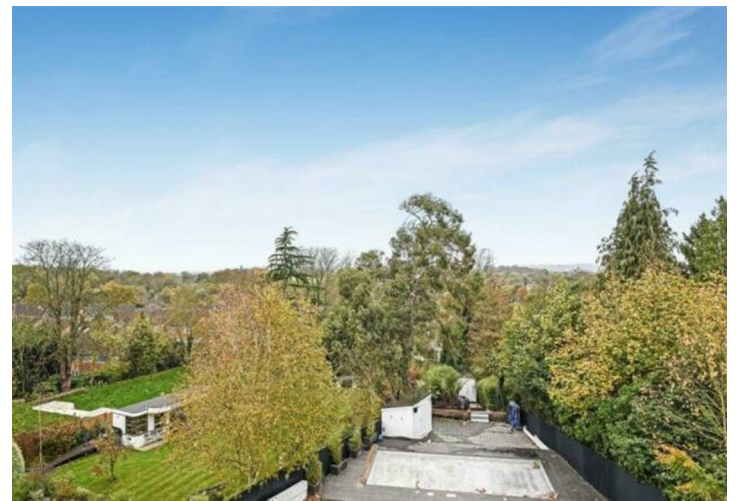
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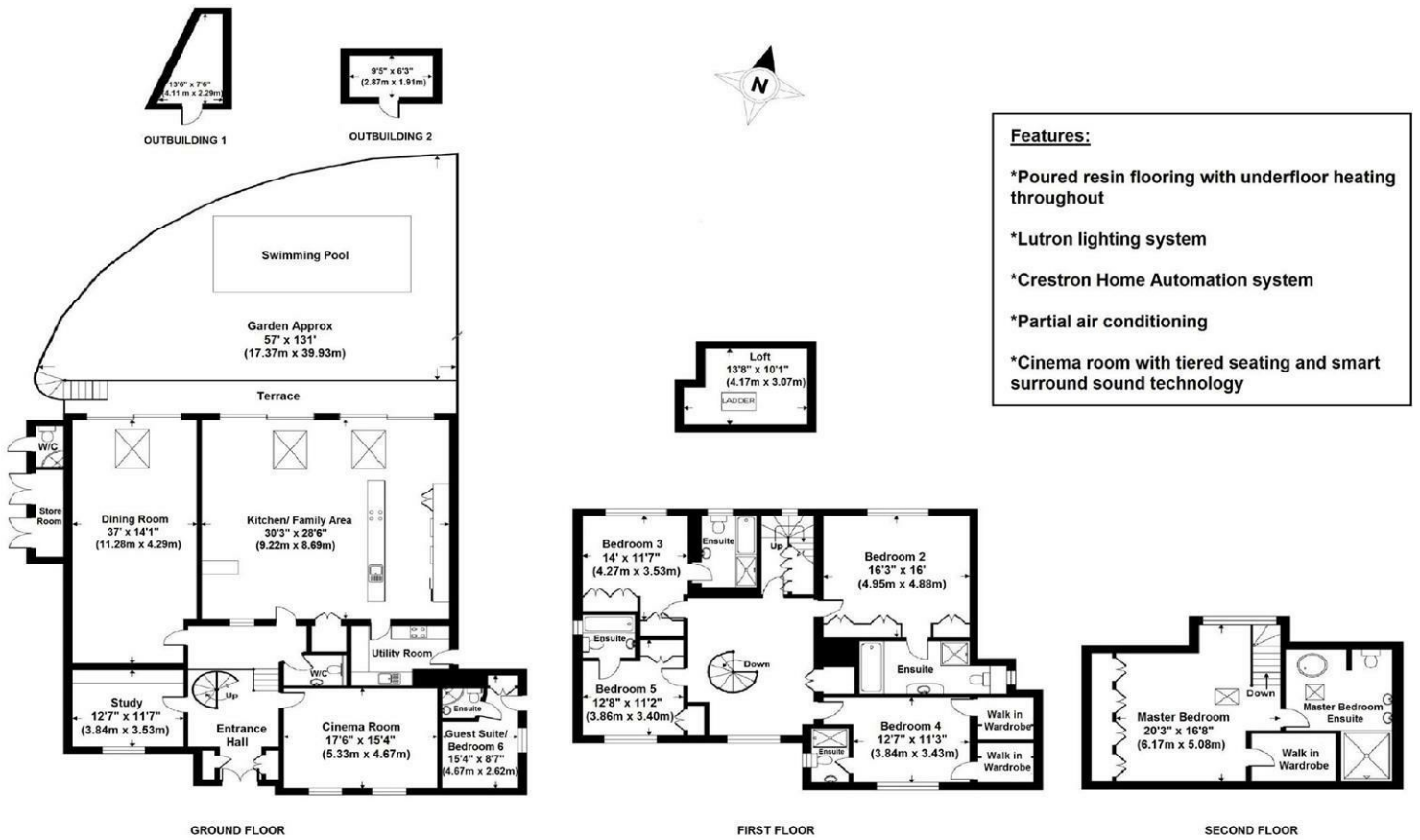


Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







**Barnet Lane, Elstree, Borehamwood, WD6**

APPROX. GROSS INTERNAL FLOOR AREA 4576 SQ FT 425.1 SQ METRES  
(EXCLUDES WC, STORE & OUTBUILDINGS)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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