

# Barnet Lane, Borehamwood

## Offers In The Region Of £1,175,000 (Freehold)



This unique Elstree home is set on a spacious plot over 0.3 acres and set back from the road, discreetly tucked behind gates for added privacy. Built in 1949 this spacious home offers a formal lounge, formal dining room, TV room, kitchen dining room, utility area, conservatory, downstairs bathroom, W/C, hallway and porch to the ground floor.

Transitioning to the first floor, discover a master bedroom with a spacious dressing room that holds the potential to be easily transformed into a fifth bedroom, catering to evolving needs. The master bedroom further features an en-suite shower room. There are 3 other good size bedrooms and a family bathroom ensures practicality for the entire household.

Externally the property is impressive boasting a gated driveway providing secure parking, a detached garage for added convenience, and a charming summer house. The expansive 190ft rear garden offers ample space for outdoor activities, complemented by well-designed patio areas. There is further scope to extend subject to the necessary consents.

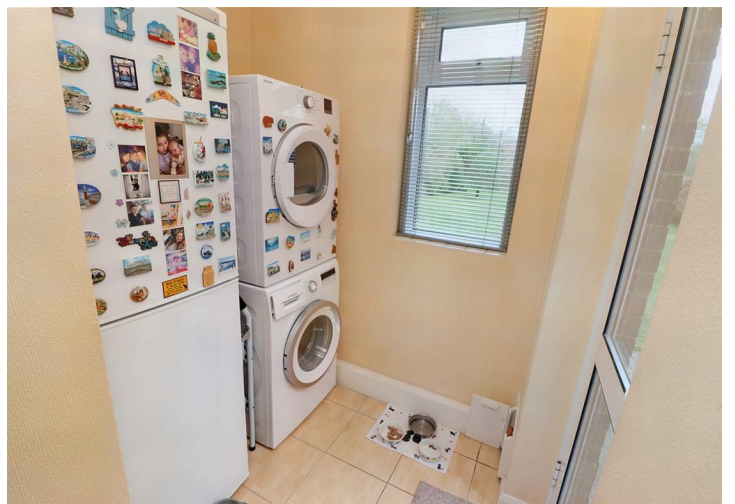
Ideally located in Elstree, this home provides easy access to Elstree & Borehamwood mainline station, Stanmore, and Edgware London Underground stations, as well as the M1 and A41 for convenient commuting. The area is surrounded by amenities and prestigious schools, including Haberdasher Aske Schools for Boys and Girls, North London Collegiate, Radlett Preparatory School, St Nicholas Church of England School, and Yavneh College.

**020 3764 2222**  
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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.







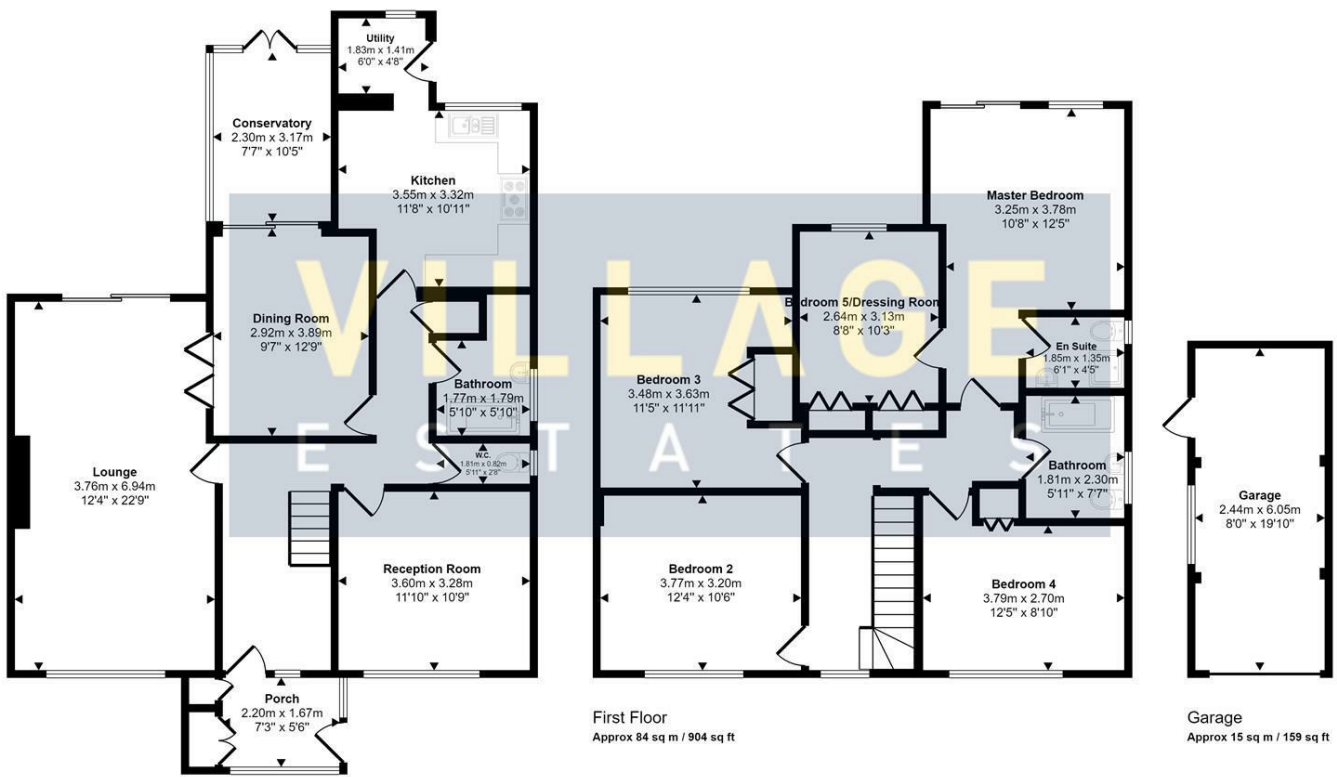




360 Tour



Approx Gross Internal Area  
199 sq m / 2146 sq ft



Ground Floor  
Approx 101 sq m / 1083 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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