

# Barnet Lane, Borehamwood

## £1,200,000 (Freehold)

# VILLAGE ESTATES



Nestled in the heart of Elstree, this beautifully restored semi-detached Victorian residence exudes timeless elegance, boasting a plethora of original features including stunning wooden floors on the ground level. The property is conveniently set upon a spacious gated driveway adorned with gravel, providing ample parking.

Comprising five bedrooms, this home offers a contemporary, luminous fully-equipped kitchen complemented by a separate utility area and captivating vistas of the meticulously landscaped garden. Outside, the garden showcases a sprawling lawn, accompanied by a designated space ideal for al fresco dining and entertaining.

Transitioning from the kitchen, you'll find yourself in a tastefully appointed dining room featuring a traditional wood-burning fireplace, while at the forefront of the property lies a generously sized lounge/reception room.

Ascending to the upper level, five bedrooms await.

The first floor hosts a grand principal bedroom complete with bespoke wardrobes and an en-suite, a family bathroom, a second bedroom with built-in wardrobes, an office, and a third bedroom or reading nook. The second floor encompasses bedrooms four and five, alongside convenient eaves storage.

Situated in the highly coveted village of Elstree, Barnet Lane offers convenient access to expansive countryside and mature woodlands. This property further benefits from off-street parking, superb transport connections to the city, and easy reach to major motorways including the M1, M25, and A1.

Broseley in Elstree presents the epitome of classic charm fused with contemporary flair. Meticulously renovated with devotion by its current owners, this enchanting family abode promises an exquisite living experience.

**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.









## Barnet Lane, WD6

Approx. Gross Internal Area 2314 Sq Ft - 214.97 Sq M (Including Eaves Storage)  
 Approx. Gross Internal Area 2256 Sq Ft - 209.58 Sq M (Excluding Eaves Storage)



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
 Date: 4/7/2023



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			
England & Wales		EU Directive 2002/91/EC	