

# Barham Avenue, Elstree

## Offers In Excess Of £3,750,000 (Freehold)



Welcome to Barham Avenue, Elstree, where luxury meets modernity in this stunning new build detached house. This brand new 5,287 sq ft property, is due for completion in January 2025, and offers the perfect blend of luxury and practicality.

Barham Avenue is widely regarded as one of Hertfordshire's finest private roads, approximately 500m to Elstree & Borehamwood's mainline station and the bustling High Street with a huge array of eateries, shops and amenities.

As you step inside, you'll be greeted by an opulent entrance hall with circular staircase, 2 spacious reception rooms, and a large open plan kitchen/living/dining room, perfect for entertaining guests or simply relaxing with your family. With 5 bedrooms and 5 bathrooms, there's ample space for everyone to enjoy their own privacy and comfort.

The exceptional specification of this property is evident in every detail, from the sleek design to the high-quality finishes throughout. Imagine hosting movie nights in your very own cinema/games room or preparing delicious meals in the outdoor kitchen set in the beautifully landscaped rear garden.

Parking will never be an issue with space for 5 vehicles, making coming home a breeze. The stunning West facing rear garden has been landscaped to provide a beautiful patio, outdoor kitchen, seating and jacuzzi area plus a home office/gym. Whether you're looking for a place to create lasting memories with your loved ones or simply seeking a peaceful retreat, this house has it all.

Don't miss out on the opportunity to own a piece of luxury living in this magnificent new build property. Contact us today to arrange discuss making this dream home a reality.

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
The Corner Shop High Street, Elstree  
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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.

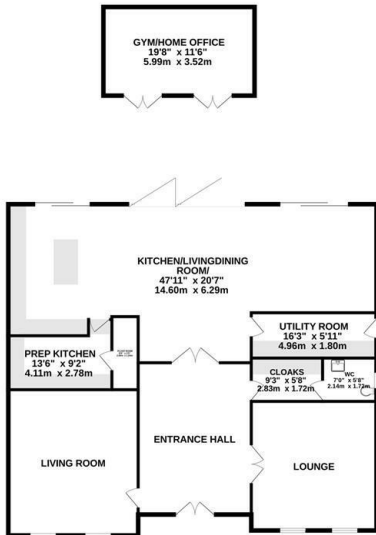




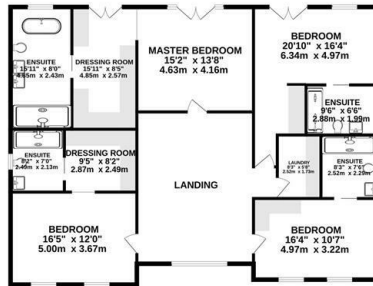




GROUND FLOOR  
2239 sq.ft. (208.1 sq.m.) approx.



1ST FLOOR  
1677 sq.ft. (155.8 sq.m.) approx.



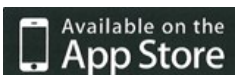
2ND FLOOR  
1370 sq.ft. (127.3 sq.m.) approx.



TOTAL FLOOR AREA : 5287 sq.ft. (491.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	