

Allum Lane, Borehamwood

£2,295,000 (Freehold)

VILLAGE
E S T A T E S



Nestled in the tranquil Allum Lane, Elstree, this nearly new detached house offers an exceptional living experience in a secluded gated development of just seven homes. Spanning an impressive 4,036 square feet, this property boasts a harmonious blend of modern luxury and comfort, making it an ideal family residence.

The house features four spacious reception rooms, providing ample space for both relaxation and entertainment. With five well-appointed bedrooms (one being used as an entertainment space) and four stylish bathrooms, this home is designed to accommodate the needs of a growing family or those who enjoy hosting guests. The beautiful finish throughout the property reflects a commitment to quality and attention to detail, ensuring a welcoming atmosphere.

One of the standout features of this home is the entertainment floor, which includes a high-tech cinema, large entertainment room and a games/pool room, perfect for family movie nights or entertaining friends. The property also benefits from stunning countryside views, allowing residents to enjoy the beauty of nature from the comfort of their own home.

Convenience is key, as the property is just a short walk from Elstree station, providing easy access to London and beyond. Additionally, an array of amenities is within close reach, ensuring that all your daily needs are met.

With parking for four vehicles, this home is not only spacious but also practical. This remarkable property is a rare find in a sought-after location, offering a perfect blend of luxury, comfort, and convenience. The stunning rear garden has been landscaped to include a built in circular seating area, a basketball court, large patio for entertaining or relaxing in the hot tub and a manicured lawn.

Don't miss the opportunity to make this exquisite house your new home.

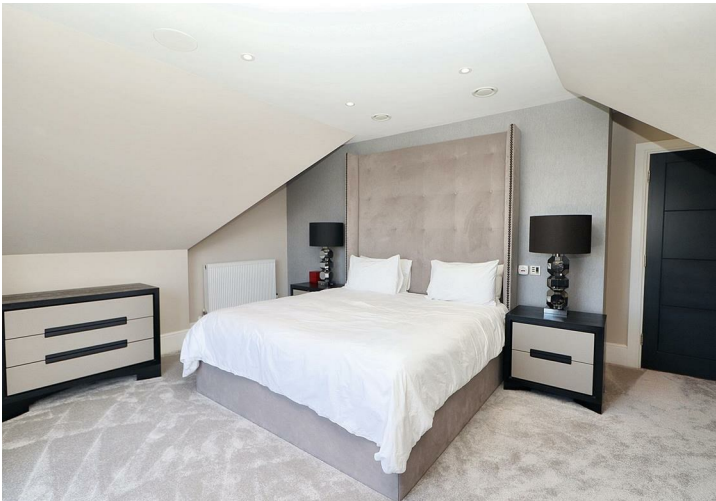
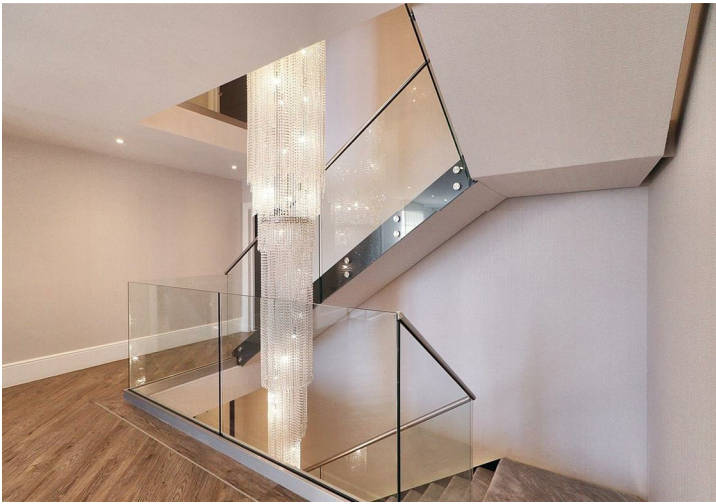
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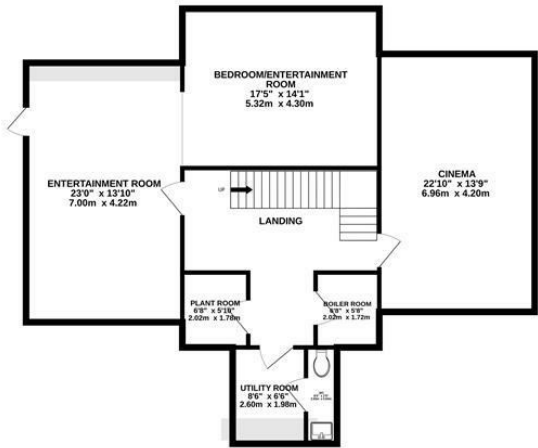




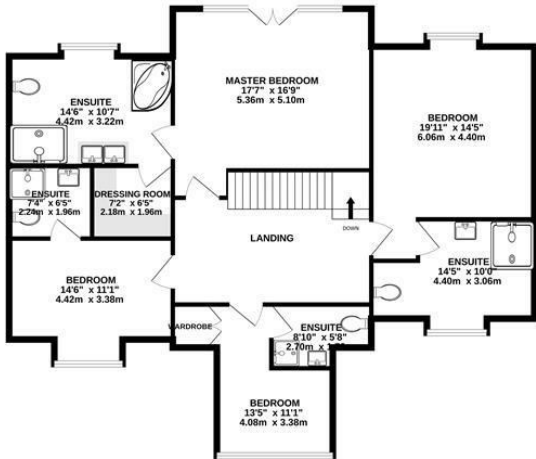




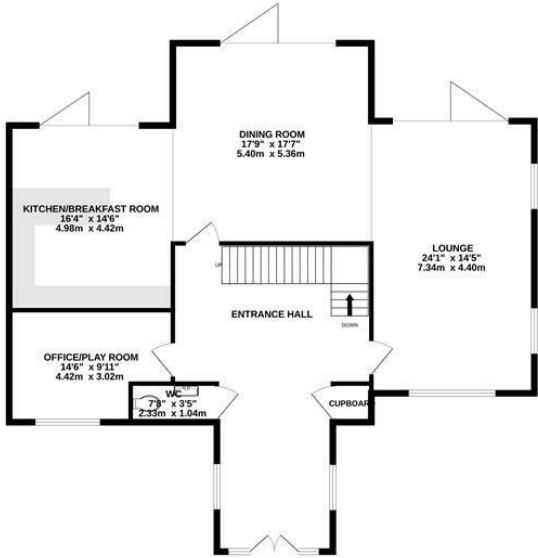
BASEMENT LEVEL
1235 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR
1365 sq.ft. (126.8 sq.m.) approx.



GROUND FLOOR
1435 sq.ft. (133.4 sq.m.) approx.



TOTAL FLOOR AREA : 4036 sq.ft. (374.9 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			
(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	