

# Barnet Lane, Borehamwood

## £2,795,000 (Freehold)



Set behind electric gates and approached via a sweeping driveway is this prominently positioned detached family home on a generous 0.3 acre plot. Located on one of Elstree's finest roads, High Carrs is a beautifully presented 6 bedroom family home offering over 5050sqft of accommodation laid out over 4 floors.

Meticulously renovated by its current owners whilst maintaining a host of original features dating back to early 1900's, the ground floor plays home to a spacious kitchen/dining room with fully fitted appliances and larder. There is a large sitting room with stained glass windows and bespoke glass doors to the outside terrace, formal dining room, TV room, study, utility room, spacious entrance hall, downstairs w/c and integral garage. Follow the stairs down to the lower ground floor and there is a huge cinema room measuring approximately 18ft x 24ft followed by wine cellar and further reception room used as home gym.

The first floor comprises a master suite with en-suite bathroom, dressing area and balcony over looking the rear garden. Three further double bedrooms each with their own en-suite make up the first floor along with a large landing and laundry room. The second floor offers bedroom 5 with en-suite and dressing room as well as bedroom 6 and an eaves storage area.

Externally the property boasts a beautiful landscaped 100ft wide rear garden with manicured lawn, patio areas and raised terrace. The front garden has a sweeping driveway for multiple cars and landscaped features including a stunning water feature.

High Carrs is located in the much sought-after village of Elstree which is surrounded by open countryside and mature woodland as well as having excellent transport links into the city and home counties. The area is also served by a number of outstanding schools including Hab's for Boys and Girls, Aldenham School, Yavneh College and Radlett Prep.

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

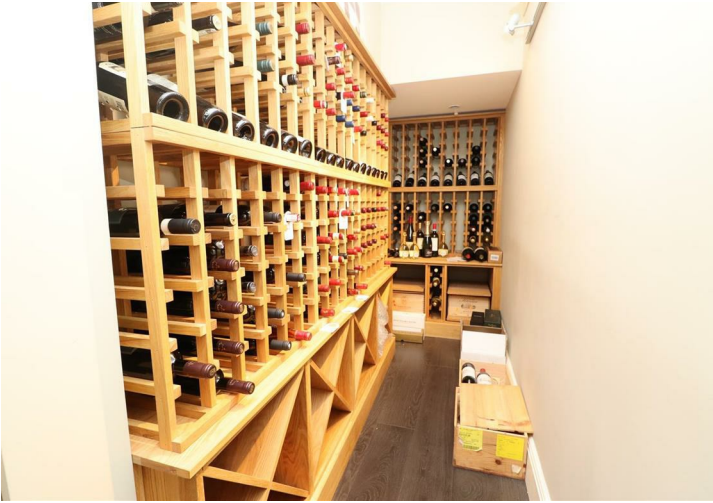


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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.

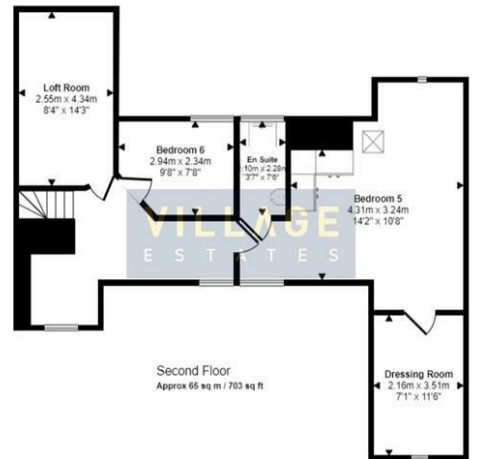
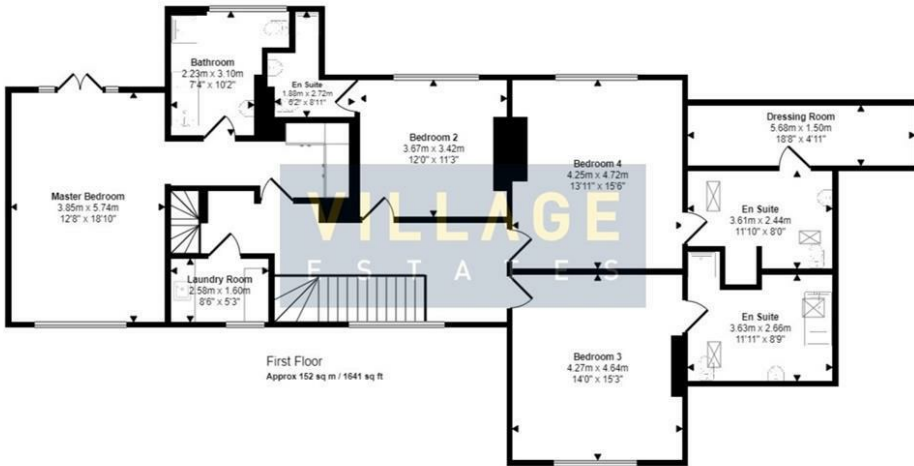
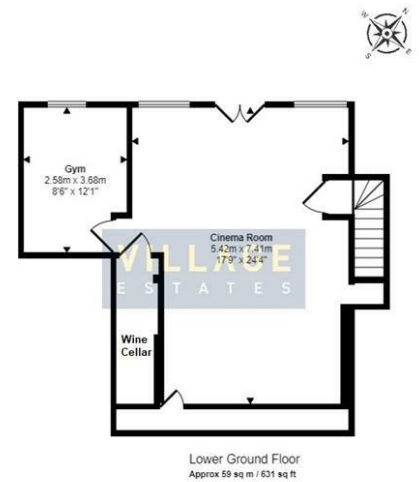
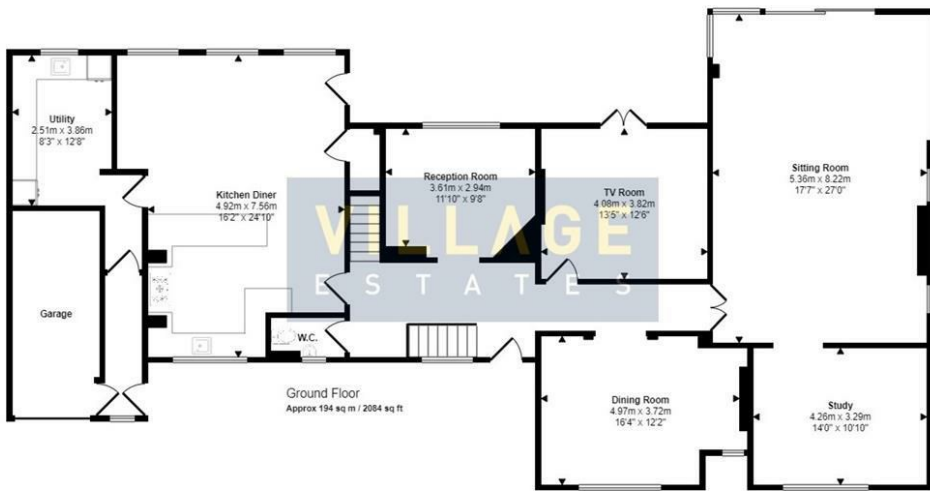












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	