



CAMDEN CHASE

6 Hartfield Avenue,
Elstree £1,875,000

5 4 4



Tucked away in a cul-de-sac location in Elstree is this five-bedroom detached family home offering over 3,300 sq ft of versatile living space and an attractive garden that seamlessly extends the living space outdoors. A home that combines generous proportions with thoughtful design – ideal for a family who like to entertain.

The ground floor is warm and welcoming, with a bright hallway leading to two versatile reception rooms currently used as separate lounges and perfect for a media/cinema room, playroom, home office or formal dining. To the rear, the open-plan family room forms the heart of the home, with large glass bi-folding doors opening directly to the garden and partially covered veranda, creating a seamless connection between indoor and outdoor living. The adjoining kitchen is well equipped for family life, with modern fittings and ample storage. A guest cloakroom and a utility room with internal access to the garage and workshop complete the ground floor. An integrated Sonos speaker systems runs through most rooms on the ground floor level and principle bedroom suite.

Upstairs, the first floor offers four spacious bedrooms, including a luxurious principal suite with fitted wardrobes and an elegant ensuite. Another bedroom also enjoys its own ensuite, while a family shower room serves the rest. The two largest bedrooms benefit from air-conditioning.

The top floor features a fifth double bedroom with private bathroom – perfect for guests or a teenager wanting their own space.

Outside, the property really comes into its own. The landscaped garden is designed for year-round enjoyment, with a lawn for children to play and a superb decked terrace with covered seating and built-in bar and barbecue – ideal for entertaining or relaxed weekends at home. The garden also benefits from feature lighting, an integrated speaker system and irrigation.

Hartfield Avenue is ideally positioned for families, just 0.6 miles from Borehamwood and Elstree mainline station into London, close to an excellent array of schools including Habs, Aldenham and Yavneh College, as well as nearby parks and countryside walks. There are easy to reach links to the A1, M1 and M25.



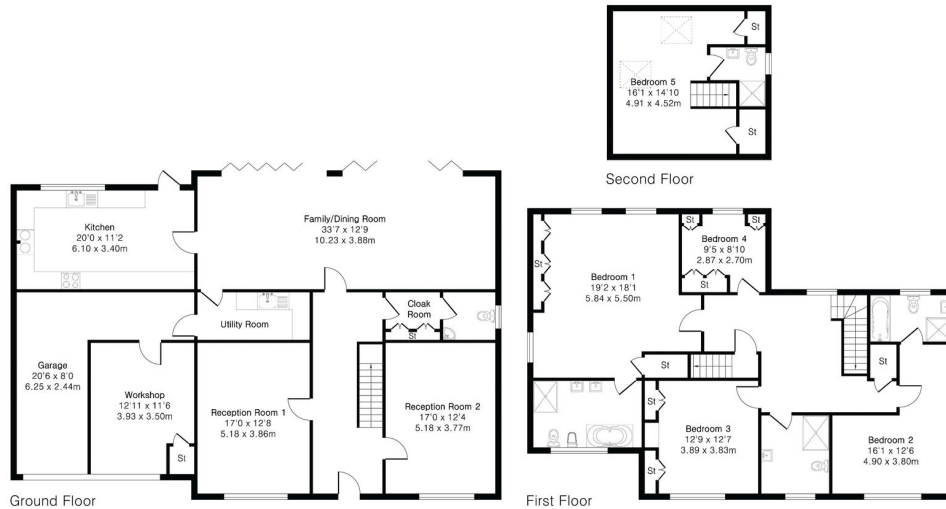
**Approximate Gross Internal Area 3341 sq ft - 311 sq m
(Including Garage)**

Ground Floor Area 1427 sq ft – 133 sq m

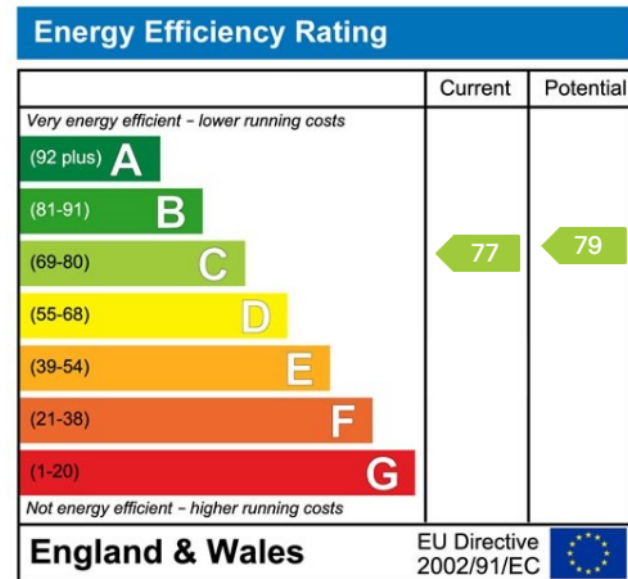
First Floor Area 1227 sq ft – 114 sq m

Second Floor Area 277 sq ft – 26 sq m

Garage Area 410 sq ft – 38 sq m



- Well presented throughout
- 5 Bedrooms, 4 bathrooms
- 0.6 miles to Borehamwood Highstreet and Shopping Park
- Excellent transport links - Thameslink railway and major roads
- Outstanding schooling (private and public) close by
- Carriage driveway parking
- Double garage with partitioned workshop
- Superb private landscaped garden
- 2 miles to Village Hotel and Wellness club and Aldenham country Park
- Planning permission approved for land behind home - enquire for more details



CAMDEN CHASE