



PRESTIGE & VILLAGE

UK's finest properties



BARNET LANE, ELSTREE, WD6 3HG

A tastefully renovated semi-detached Victorian family home in the heart of Elstree, maintaining a host of original features throughout, including original wooden floors downstairs. There is plenty of parking space on the generous gravelled gated driveway.

This 5-bedroom house comprises of a modern and bright, fully fitted kitchen with a separate utility and refreshing views of the landscaped garden. The garden features a large lawn, with a designated area for dining and entertaining.

Through the open kitchen, you'll walk into a well-presented dining room with a traditional wood-burner, as well as a generously sized lounge/reception room at the front of the property.

The upstairs of the property features 5 bedrooms.

The 1st floor comprises a large principal bedroom with bespoke wardrobes and en-suite, a family bathroom, 2nd bedroom with built in wardrobes, office and a 3rd bedroom/reading room. The 2nd floor offers bedroom 4 and 5 as well as an eaves storage area.

Barnet Lane is located in the much sought-after village of Elstree which is surrounded by open countryside and mature woodland, with the property offering off-street parking, excellent transport links into the city and easy access to the M1, M25, and A1.

OFFERS IN EXCESS OF £1,100,000

BARNET LANE

, ELSTREE, WD6 3HG



- 5 Bedroom & 2 Receptions
- Modern fully fitted kitchen with parquet hardwood flooring with underfloor heating
- Driveway
- Close proximity to top schools
- Victorian with many original features including original wooden floors throughout the downstairs.
- Utility/laundry room
- Close to Elstree Village
- Plenty of storage throughout
- Stunning gardens, perfect for entertaining
- Excellent transport connections

BROSELEY - ELSTREE

This stunning property offers the perfect blend of character with a modern twist. This delightful family home has been lovingly renovated by its current owners

Porch

Entrance Hall

A large welcoming entrance hall

Reception Room

30'2" x 13'5" (9.2 x 4.1)

Fabulous for entertaining and relaxation

Dining Room

12'2" x 11'10" (3.71m x 3.61m)

Leads from reception room to kitchen with space for a large dining table. Log burning stove for cozy evenings at home

Kitchen

17'5" x 10'6" (5.31m x 3.20m)

Beautifully renovated fully fitted kitchen with induction hob, butler sink and two ovens. Parquet hardwood flooring with underfloor heating.

Utility / Laundry room

Perfectly positioned leading from kitchen

Guest WC

Principal Bedroom

17'9" x 13'1" (5.41m x 3.99m)

Spacious principal bedroom is fitted with bespoke wardrobes and has a large en-suite bathroom

Principal Bedroom En-suite

Bedroom 2

12'2" x 11'10" (3.71m x 3.61m)

Office / Study

10'6" x 9'2" (3.20m x 2.79m)

A perfect space for working from home

Bedroom 5 / Reading Room

10'6" x 7'7" (3.20m x 2.31m)

Bedroom currently used as a reading room

Family Bathroom

Bedroom 3

25'3" x 12'2" (7.70m x 3.71m)

Original beams and fireplace, full of character

Bedroom 4

12'2" x 11'10" (3.71m x 3.61m)

Eaves Storage

Garden

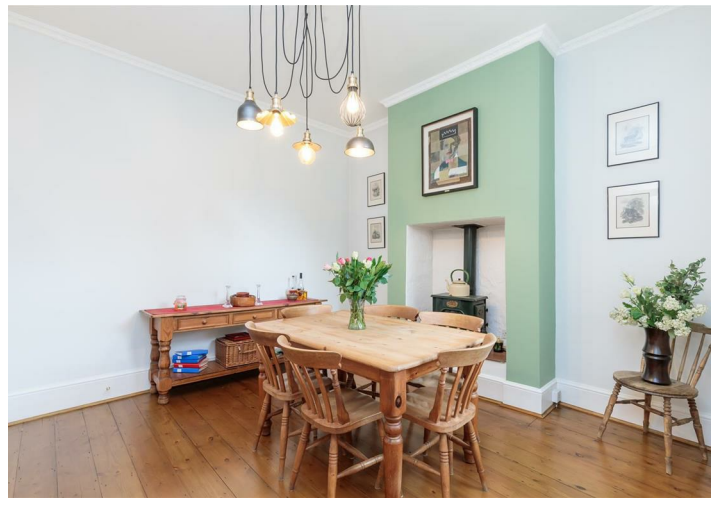
The garden is thoughtfully designed for dining, entertainment, and a spacious lawn ideal for unwinding, sunbathing, and providing ample play area for children



Directions

The property is situated in this highly desirable location and is within close proximity to the excellent amenities of Elstree Village, with a vast choice of restaurants, places of worships and Elstree & Borehamwood mainline station which provides a fast service into London St Pancras in approx' 20 minutes. The property is within easy access to the M1, A1(M) and M25 and the area is also well served by a number of outstanding schools including

Hertsmere
Band G



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.

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