

BARHAM
AVENUE
ELSTREE
HERTFORDSHIRE





ENTRANCE HALL

6 BEDROOMS.

6 RECEPTION ROOMS.

COLONIAL STYLE HOUSE

ACCOMODATION OF 4789 SQ FT

A stunning individually designed family home finished to the highest specification, offering luxurious and spacious living accommodation with a wealth of features and period character, situated in Elstree's premier location.

Features include:

- *Bespoke handmade kitchen
- *Remote controlled feature mood lighting
- *4 person steam room
- *6 person Canadian spa/hot tub
- *Underfloor heating
- *Wired for internal sound systems
- *Intruder alarm system
- *Internal vacuum system

LOCATION.

30
MINUTES

Central London

14
MINUTES

M25/M1

27
MILES

Heathrow Airport



LIVING ROOM



REAR GARDEN



KITCHEN



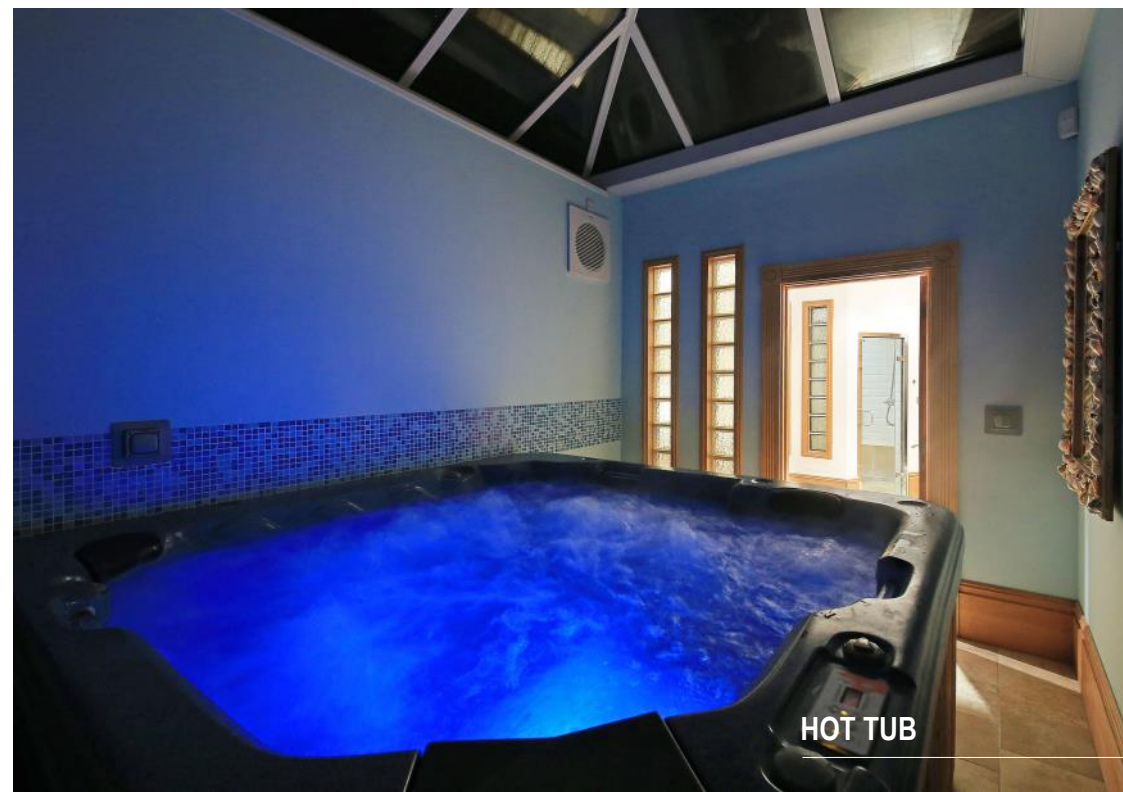
FAMILY ROOM



FAMILY ROOM



LIVING ROOM



HOT TUB



ENTERTAINMENT ROOM



MASTER BEDROOM



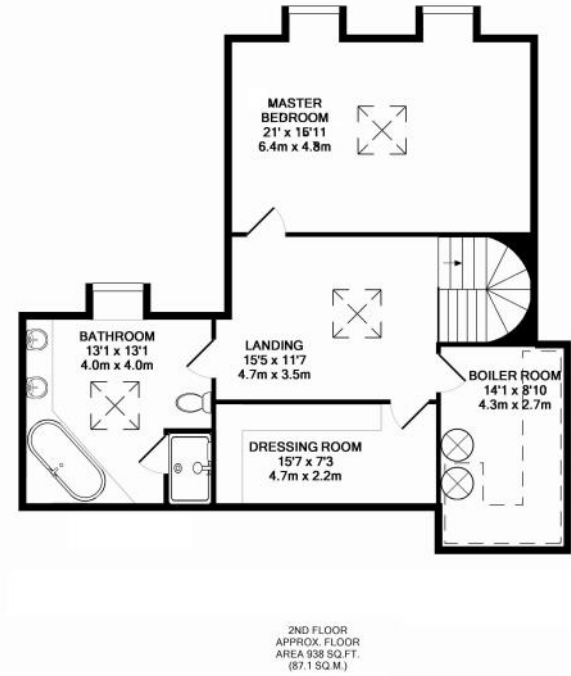
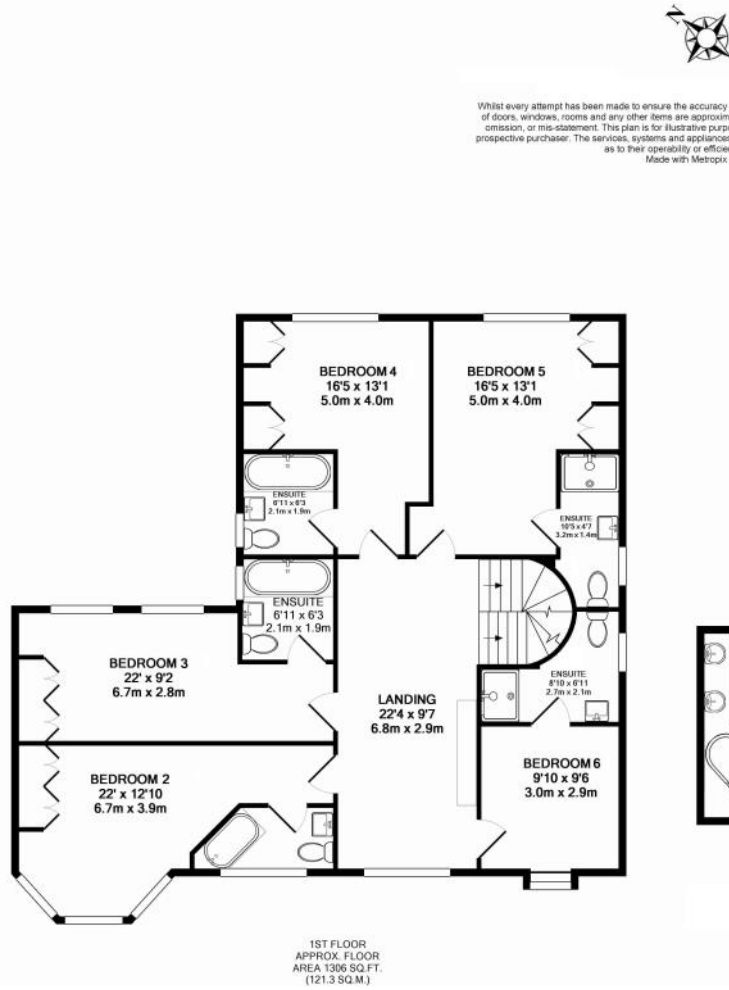
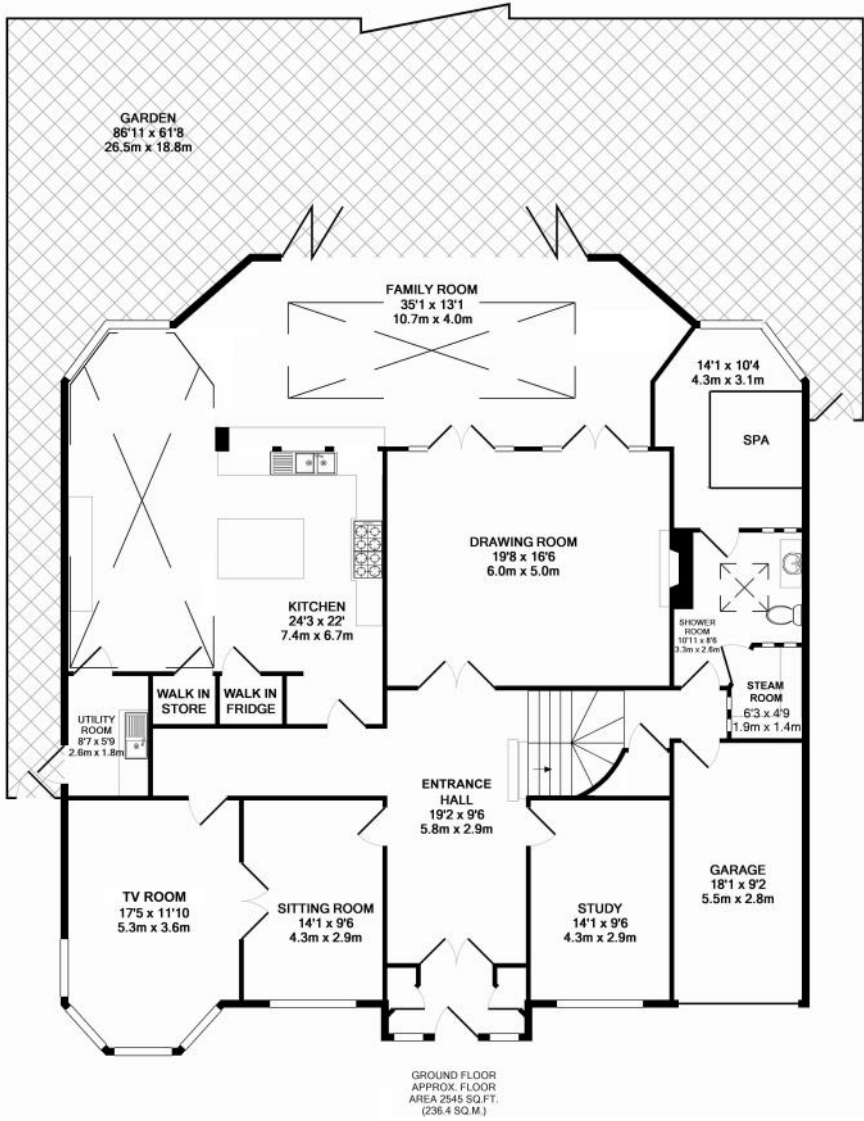
BEDROOM TWO



EN SUITE BATHROOM



EN SUITE BATHROOM



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR	FEET (METRE)
ENTRANCE HALL	19'2 x 9'6 (5.84m x 2.90m)
DRAWING ROOM	19'8 x 16'6 (5.99m x 5.03m)
FAMILY ROOM	35'1 x 13'1 (10.69m x 3.99m)
KITCHEN	24'3 x 22'0 (7.39m x 6.71m)
TV ROOM	17'5 x 11'10 (5.31m x 3.61m)
SITTING ROOM	14'1 x 9'6 (4.29m x 2.90m)
STUDY	14'1 x 9'6 (4.29m x 2.90m)
SPA ROOM	14'1 x 10'4 (4.29m x 3.15)
SHOWER ROOM	10'11 x 8'6 (3.33m x 2.59m)
UTILITY ROOM	8'7 x 5'9 (2.62m x 1.75m)
STEAM ROOM	6'3 x 4'9 (1.91m x 1.45m)
FIRST FLOOR	
BEDROOM TWO	22'0 x 12'10 (6.71m x 3.91m)
EN SUITE BATHROOM	-
BEDROOM THREE	22'0 x 9'2 (6.71m x 2.79m)
EN SUITE BATHROOM	6'11 x 6'3 (2.11 x 1.91m)
BEDROOM FOUR	16'5 x 13'1 (5.00m x 3.99m)
EN SUITE BATHROOM	6'11 x 6'3 (2'11m x 1.91m)
BEDROOM FIVE	16'5 x 13'1 (5.00m x 3.99m)
EN SUITE SHOWER ROOM	10'5 x 4'7 (3.18m x 1.40m)
BEDROOM SIX	9'10 x 9'6 (3.00m x 2.90m)
EN SUITE SHOWER ROOM	8'10 x 6'11 (2.69m x 2.11m)
SECOND FLOOR	
LANDING	15'5 x 11'7 (4.70m x 5.3m)

MASTER BEDROOM	21'0 x 15'11 (6.4m x 4.85m)
BATHROOM SUITE	13'1 x 13'1 (3.99m x 3.99m)
DRESSING ROOM	15'7 x 7'3 (4.75m x 2.21m)
BOILER ROOM	14'1 X 8'10 (4.29m x 2.69m)
EXTERNAL	
CARRIAGE DRIVEWAY	
GARAGE	
LARGE REAR GARDEN	

Situated in Elstree's premier location with direct access into London St Pancras via theThameslink (20 minutes to St.Pancras). Elstree benefits from excellent local schooling both in the state and private sector, most notably the highly regarded Haberdashers Aske's schools, whilst Aldenham, Edge Grove and Radlett Prep are also close by.

APPROXIMATE GROSS INTERNAL AREA
4789 SQ FT / 444.8 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY,
MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE

STATONS

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REAR VIEW
