



Allum Lane

Borehamwood, WD6 3NN

Welcome to this exceptional and rarely available detached residence set on a generous plot in one of Elstree's most sought after locations. Offering over 3700 sq ft of versatile living space. This impressive home combines grand proportions with elegant design.

Key features ;

Six Spacious Bedrooms; All bright airy and well proportioned.

Six Reception Rooms; Including formal living and dining rooms, a cosy lounge and study/home office.

Three Bathrooms and Three additional WC's; Modern fittings throughout ensuring comfort and convenience on all floors.

Expansive Gardens; Beautifully maintained yet secluded offering lawned areas, mature trees and various seating areas for outdoor dining and relaxation.

Private Swimming Pool; A highlight of the garden, ideal for summer entertaining and family fun.

This exceptional home offers a unique opportunity to enjoy tranquil village living without compromising on space or convenience. With excellent local schools, boutique shops, fine dining and fast rail links into Central London.

£1,750,000 Freehold

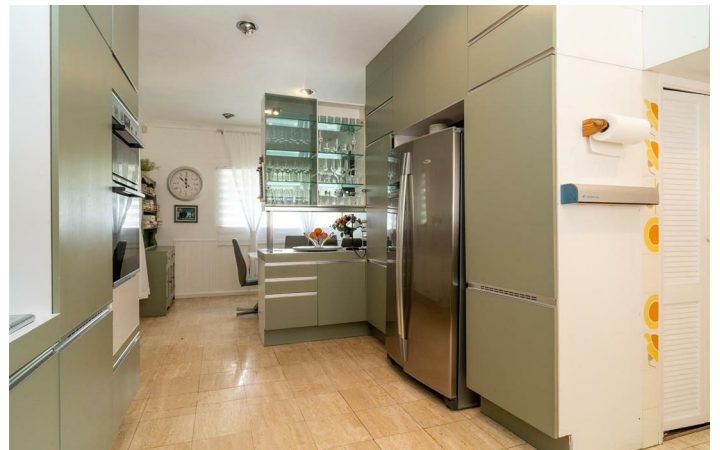
Allum Lane

Elstree, Borehamwood, WD6 3NN



- Six Bedrooms
- Outdoor Swimming Pool
- Six Reception Rooms
- Detached House on Generous Plot
- Over 3700 sq ft
- Sprawling Gardens





Floor Plan



TOTAL: 3730 sq. ft, 347 m2
FLOOR 1: 2022 sq. ft, 188 m2, FLOOR 2: 1708 sq. ft, 159 m2
EXCLUDED AREAS: GARAGE: 440 sq. ft, 41 m2, STORAGE: 61 sq. ft, 6 m2, PATIO: 2086 sq. ft, 194 m2,
COVERED PATIO: 85 sq. ft, 8 m2
WALLS: 323 sq. ft, 29 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

Rating	Current	Potential
A (92-101)	10%	10%
B (81-91)	15%	15%
C (69-80)	25%	25%
D (55-68)	35%	35%
E (39-54)	15%	15%
F (21-38)	10%	10%
G (1-20)	5%	5%

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current	Potential
A (92 plan)	10%	10%
B (81-91)	15%	15%
C (69-80)	25%	25%
D (55-68)	35%	35%
E (39-54)	15%	15%
F (21-38)	10%	10%
G (1-20)	5%	5%

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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