

Barham Avenue, Elstree

£3,250,000 (Freehold)

VILLAGE
ESTATES



Nestled on the prestigious Barham Avenue in Elstree, Borehamwood, this exceptional detached house offers a luxurious lifestyle in one of Hertfordshire's most sought-after Avenue's. With an impressive five reception rooms, this home provides ample space for both relaxation and entertaining, making it perfect for families and social gatherings alike.

The property boasts five generously sized bedrooms, each accompanied by its own en-suite bathroom, ensuring comfort and privacy for all residents. The high ceilings throughout the home create an airy and spacious atmosphere, while the bespoke features, including a stunning kitchen complete with a walk-in fridge, add a touch of elegance and sophistication.

This high specification residence is equipped with modern conveniences such as underfloor heating, an internal vacuum system, and remote-controlled mood lighting, all wired for an internal sound system, ensuring a seamless blend of comfort and technology. The thoughtful design and craftsmanship are evident in every corner of this individually designed home.

For those with vehicles, the property offers parking for up to six cars, a rare find in such a desirable area. Additionally, the location is highly convenient, with a short stroll leading you to the local station and high street, providing easy access to amenities and transport links.

Furthermore, planning permission has been granted to extend the first and second floors (Hertsmere planning ref: 23/1488/HSE), presenting an exciting opportunity for future expansion and personalisation. This remarkable home is not just a residence; it is a statement of luxury living in a prime location.

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.

Do not miss the chance to make this exquisite property your own.

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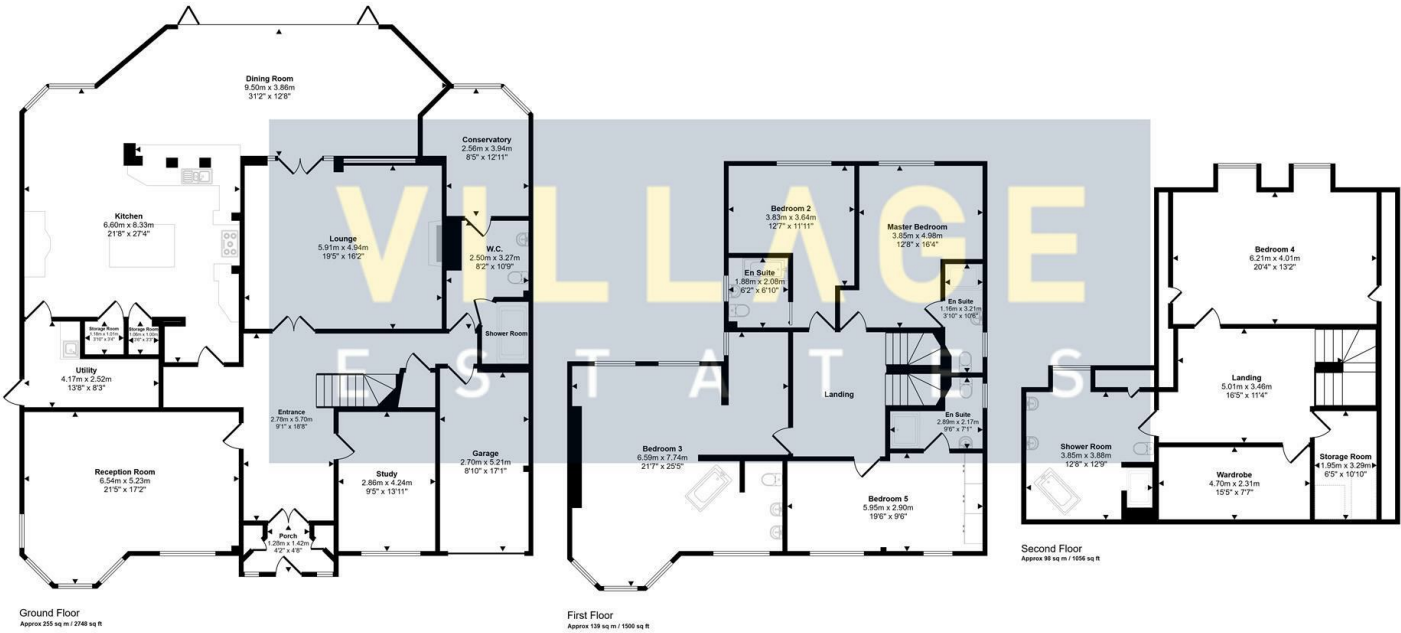
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







Approx Cross Internal Area
Approx 492 sq m / 1330 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Copies of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



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