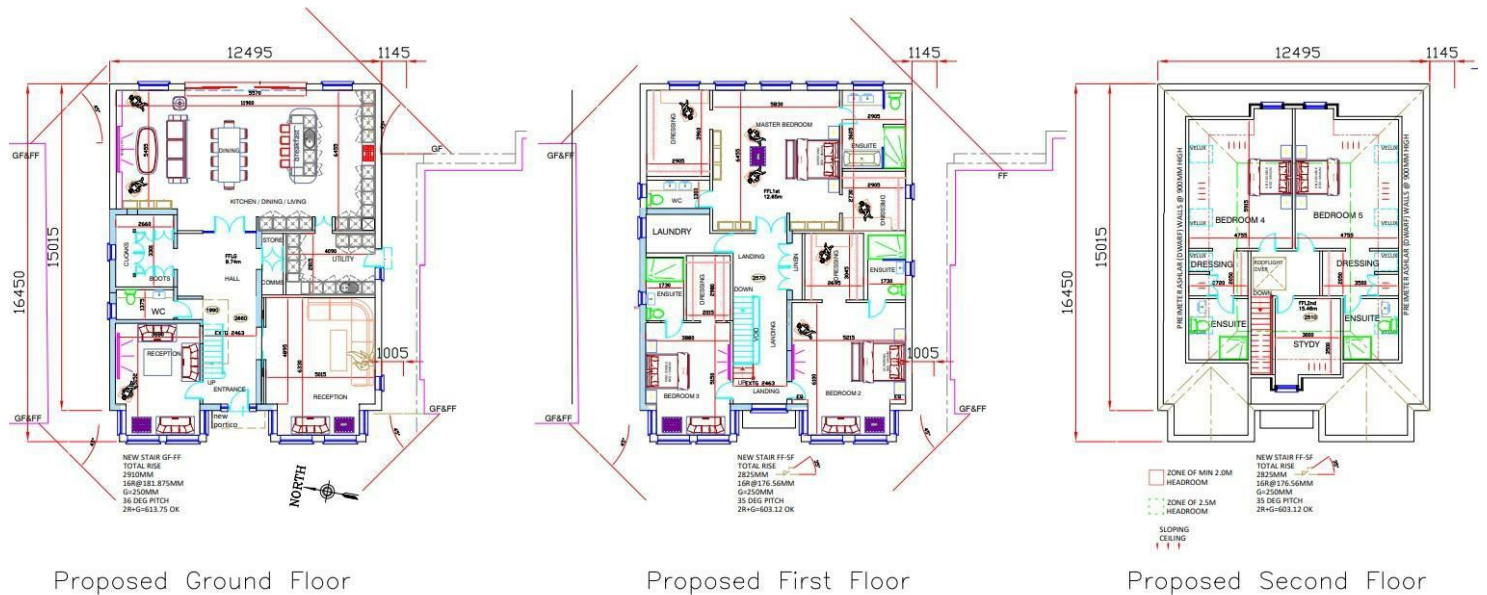


Deacons Hill Road, Elstree

£2,999,950 (Freehold)



Exceptional Opportunity on One of Elstree's Premier Roads

An outstanding opportunity to acquire a bespoke 5,056 sq ft detached residence on Deacons Hill Road, widely regarded as one of Elstree's most prestigious and desirable addresses.

This substantial home has been designed by an award winning architect and will be built to the purchaser's specification, offering a rare chance to create a truly personalised luxury residence.

The property can be acquired in one of two ways:

As a completed turnkey home with an anticipated value of £3,000,000, or

Via a build contract, where the buyer purchases the land and funds the construction separately, providing a huge stamp duty saving.

The thoughtfully designed layout combines generous proportions with modern family living:

- *Five bedrooms, including a stunning principal suite featuring his and hers dressing rooms and en-suites.
- *Six bathrooms
- *Six dressing rooms
- *Two formal reception rooms
- *Impressive open-plan kitchen / dining / living room spanning the full rear of the house
- *Home office, ideal for remote working
- *Utility room and separate laundry room
- *High Ceilings

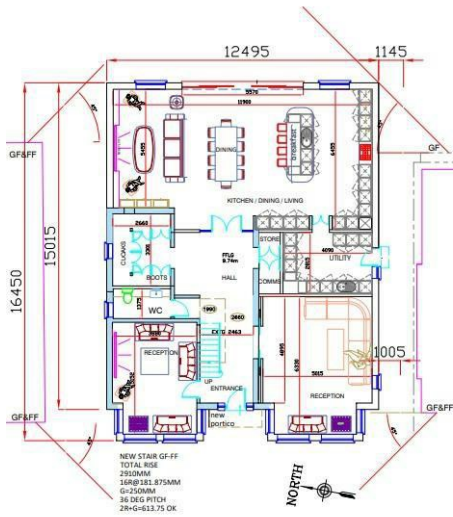
020 3764 2222
www.village-estates.co.uk



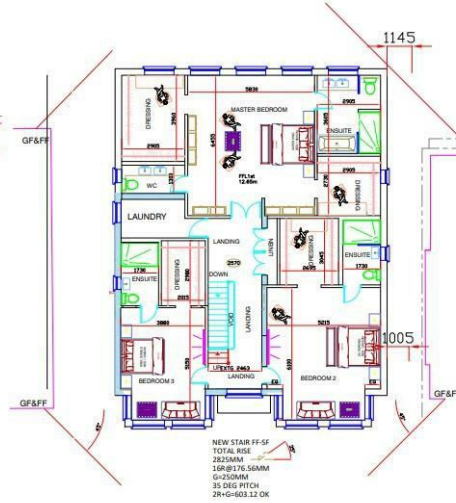
Village Estates
 The Corner Shop High Street, Elstree
 Herts WD6 3BY

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.

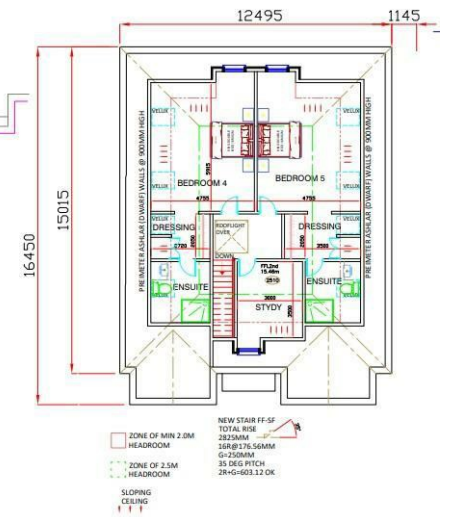




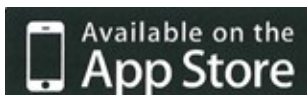
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor



| 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 | |