

Barham Avenue, Borehamwood

£2,999,950 (Freehold)



Nestled on the esteemed Barham Avenue in Elstree, this charming detached villa-style property offers an exceptional living experience. Spanning an impressive 4,607 square feet, the residence boasts six spacious reception rooms, five well-appointed bedrooms, and four bathrooms, making it an ideal family home.

The property is set on a large .378 acre plot, providing incredible scope for extension or redevelopment, catering to those with a vision for enhancing their living space. Notably, approved plans for redevelopment into flats are available, presenting a unique investment opportunity for discerning buyers. For further details, these plans can be accessed through Hertsmere Borough Council under reference 24/1068/FUL.

Situated just 0.3 miles from Elstree and Borehamwood station, this location offers excellent transport links, making it convenient for commuting to London and beyond. Barham Avenue is widely regarded as one of the best roads in Elstree, known for its tranquil surroundings and community spirit.

This property is not just a home; it is a canvas for your aspirations, whether you seek a spacious family residence or an investment opportunity in a prime location. With its blend of charm, space, and potential, this villa-style house is a rare find in the market. Do not miss the chance to make this remarkable property your own.

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Village Estates
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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.





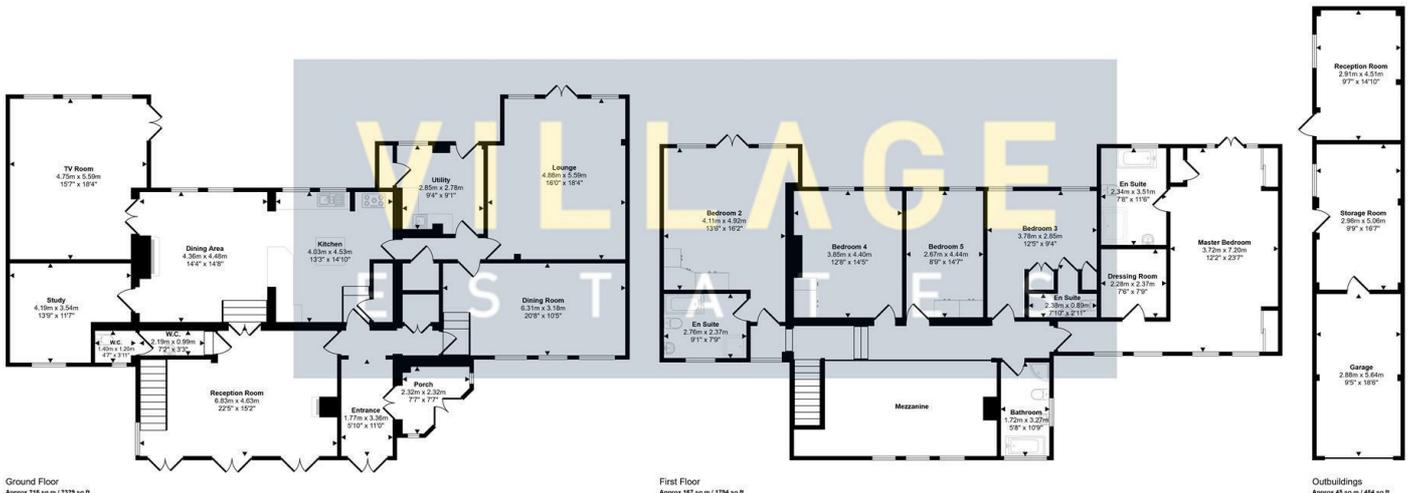








Approx Gross Internal Area
423 sq m / 4527 sq ft



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 mis-statement. Some of the symbols, icons or letters such as bathroom symbols are representations only and may not look like the real items. Made with Misto Groupy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	