

# Barnet Lane, Elstree

## £2,300,000 (Freehold)



Set back from the prestigious Barnet Lane behind secure gates, Willow Lodge is a substantial and distinctive residence offering privacy, space, and flexibility in a prime Elstree location. Sitting on an impressive half-acre plot, the property is surrounded by beautifully maintained wraparound gardens, with a sweeping driveway providing ample parking for multiple vehicles, along with a garage.

This unique home is thoughtfully arranged across multiple levels, combining character with practical living.

The entrance hall welcomes you into the heart of the home, leading to a spacious lounge featuring a stunning galleried landing above, creating a wonderful sense of openness and light. Further reception spaces include a formal dining room and an additional large living area, ideal for entertaining or relaxing with family. The kitchen comes fully equipped with integrated appliances and flows into a generous dining/breakfast room, perfect for everyday living. Also on this level is a luxurious master bedroom suite with a large en suite bathroom, as well as two further double bedrooms, each benefiting from their own en suite facilities.

The lower level of the property adds exceptional versatility. Here, you'll find three additional double bedrooms, one of which enjoys a private en suite shower room whilst the other two are served by a family shower room. A large reception room currently used as a gym offers further flexibility, alongside a spacious utility room and a vast entertainment room—ideal as a games room, cinema, or entertainment space.

Surrounded by open countryside and mature woodland yet, easily accessible to central London - only 20 minutes by rail (Elstree & Borehamwood Thameslink) and approx. 9 miles by road. Also, within easy reach, are some of the finest schools in Hertfordshire, including Habs for both boys and girls, Edge Grove and Aldenham School. Elstree Aerodrome and the fabulous Aldenham Country Park are also nearby, as are the M25 and M1 motorways.

**020 3764 2222**  
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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.

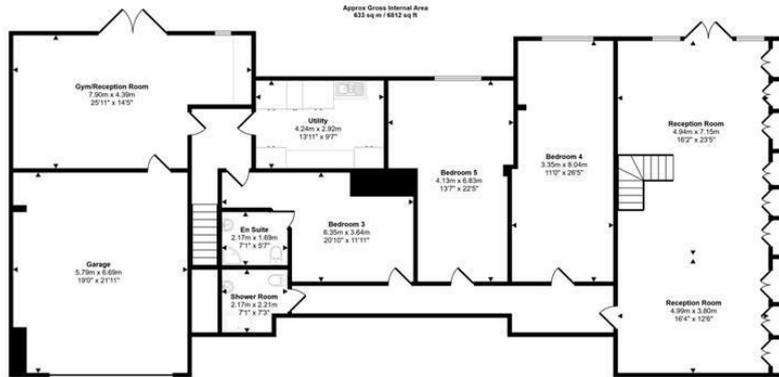




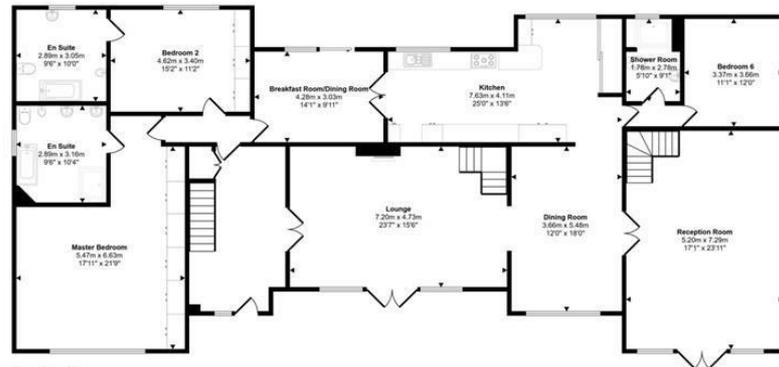




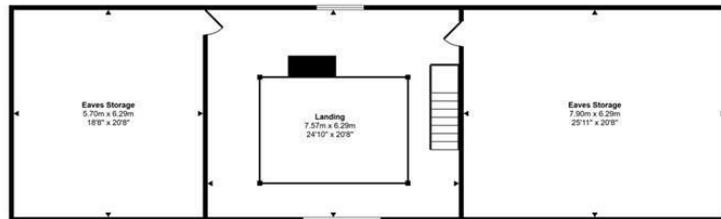




Ground Floor  
Approx 248 sq m / 2679 sq ft



Lower Ground Floor  
Approx 290 sq m / 3128 sq ft



First Floor  
Approx 135 sq m / 1454 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 responsibility is taken for any errors, omission or misstatement. Some of items such as bathroom fixtures are representations only and may not look like the real items. Made with Make-Snappy 99.



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