



# NORWEGIAN BARN

EDGWAREBURY LANE | ELSTREE | HERTFORDSHIRE | WD6 3RG

NORWEGIAN  
BARN

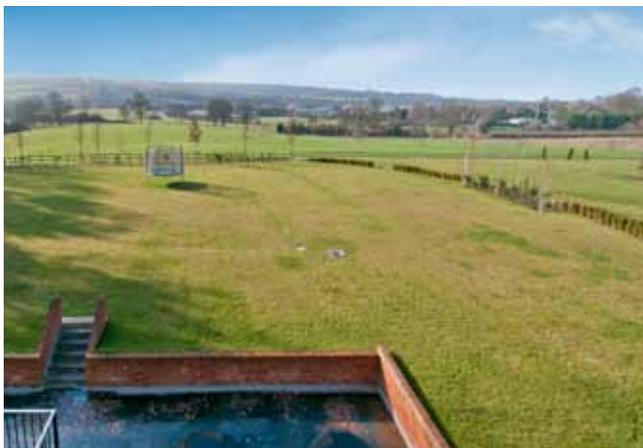


Norwegian Barn is a substantial detached property set in extensive grounds of over 5 acres. Situated on a private road behind wrought iron gates, this elevated plot offers spectacular panoramic views of rolling countryside and is surrounded by open and mature woodland.

# NORWEGIAN BARN

EDGWAREBURY LANE | ELSTREE | HERTFORDSHIRE | WD6 3RG

The property extends over 23,000 sq ft and is currently arranged as four inter-connecting family homes, comprising of 16 bedrooms, 12 bathrooms, 6 reception rooms, 6 kitchens and a detached triple garage. The property has the potential use of a further 8,000 sq ft of lower ground floor and basement area as well as an additional 2,172 sq ft of loft space.

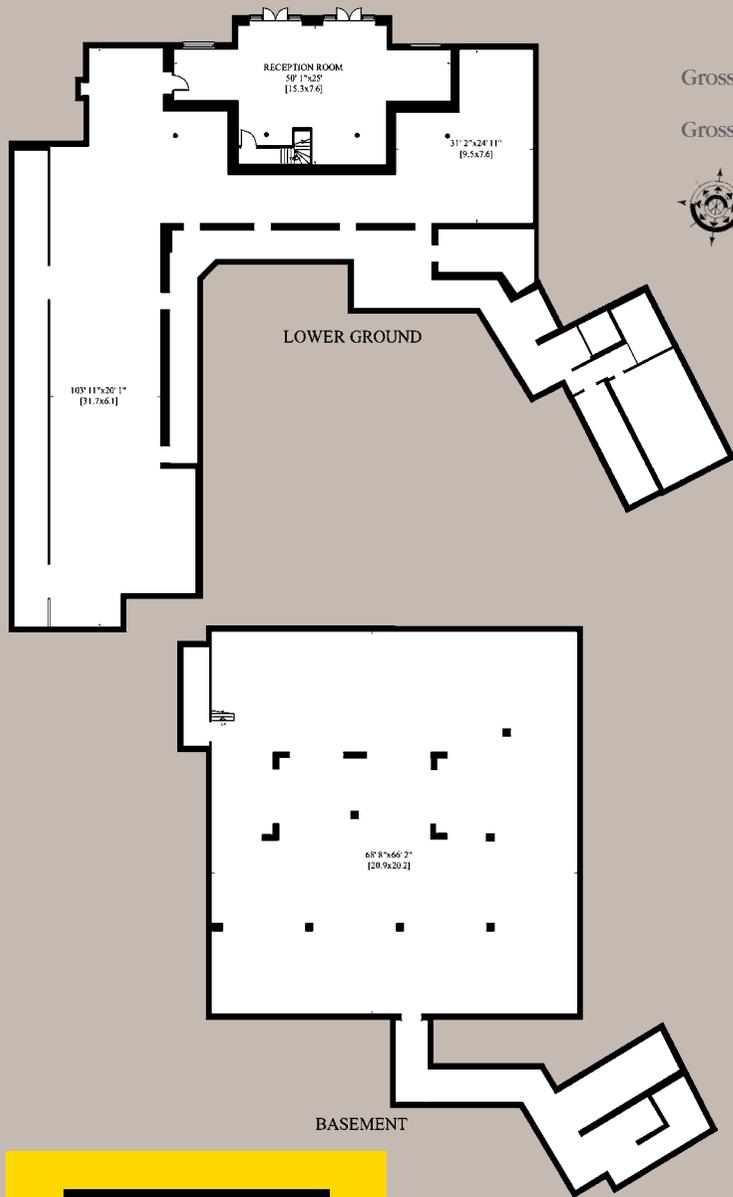


Norwegian Barn is set back from one of the most premier roads in the prestigious and much sought after town of Elstree. There are excellent transport links into the city and the Home Counties. The area is well served by a number of outstanding schools including The Haberdashers' Aske's Schools, Aldenham School, North London Collegiate, Yavneh College and Radlett Preparatory School. Recreational facilities including Elstree Golf and Country Club are all well catered for in the surrounding area.

*Travelling distances and times (all approximate)*

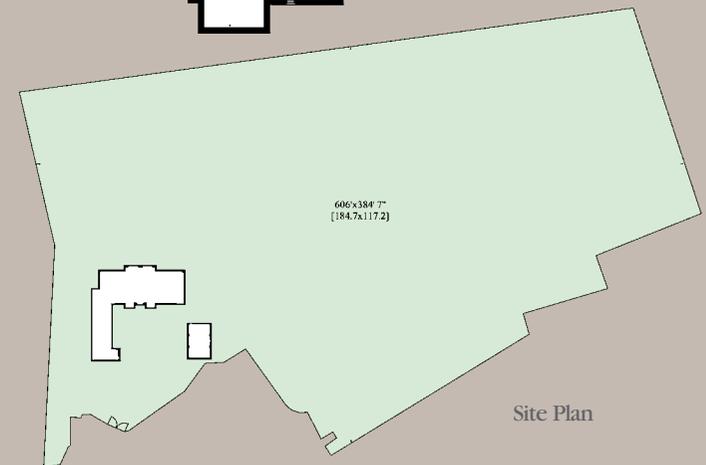
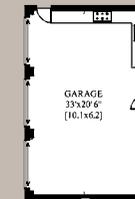
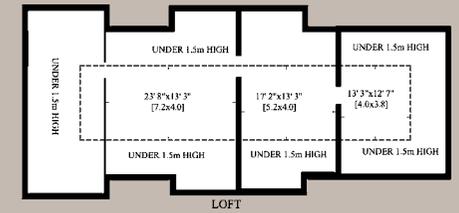
Airports: Heathrow 26.2 miles (39 minutes), Gatwick 64 miles (77 minutes) Main Line Station: Elstree First Capital Connect with fast train services to King's Cross St Pancras International (20 minutes) Road: Easy access to the A1(M), M1, M25 and A406 providing access to Central London (14.2 miles) and all other areas Shopping Facilities: Brent Cross shopping centre 7 miles (15 minutes), Watford Harlequin shopping centre 7 miles (15 minutes) Schools: Haberdashers' Aske's School for Boys 1.8 miles (6 minutes), Haberdashers' Aske's School for Girls 1.5 miles (5 minutes), Aldenham School 2.5 miles (7 minutes), Yavneh College 2.4 miles (8 minutes), Radlett Preparatory School 2.6 miles (8 minutes)





Gross Internal Area (Including Loft and Garage) - 2,165 Sq M - 23,307 Sq Ft

Gross Internal Area (Excluding Loft and Garage) - 1,900 Sq M - 20,456 Sq Ft



Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very Energy Efficient - Super-insulating walls	A	79	83	Very Environmentally Friendly - Super CO <sub>2</sub> emissions	A	79	81
Energy Efficient - Good insulation	B			Environmentally Friendly - Good CO <sub>2</sub> emissions	B		
Decent Energy Efficiency - Average insulation	C			Decent Environmental Performance - Average CO <sub>2</sub> emissions	C		
Decent Energy Efficiency - Average insulation	D			Decent Environmental Performance - Average CO <sub>2</sub> emissions	D		
Decent Energy Efficiency - Average insulation	E			Decent Environmental Performance - Average CO <sub>2</sub> emissions	E		
Decent Energy Efficiency - Average insulation	F			Decent Environmental Performance - Average CO <sub>2</sub> emissions	F		
Decent Energy Efficiency - Average insulation	G			Decent Environmental Performance - Average CO <sub>2</sub> emissions	G		

England & Wales EU Directive 2002/91/EC

**STATONS**  
www.statons.com  
0208 445 3694  
28-30 Totteridge Lane,  
Totteridge, London, N20 9QJ  
totteridge@statons.com

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate, all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase. 258724

Photography and Brochure by (thecapitalgroup) Tel: 020-8671 5448