



Barnet Lane
Elstree, Herts, WD6 3QZ

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High Carrs

Approached via a gated entrance which opens onto a sweeping carriage driveway with off-street parking for numerous cars is this stunning Edwardian detached residence which has been sympathetically extended and improved to create a perfect blend of both contemporary and character, being set in extensive lush, landscaped gardens and grounds.

Prominent features of this delightful home include the stunning contemporary lounge with its feature fireplace and part vaulted lounge with full width glass sliding doors which lead onto the stunning raised terrace, together with the 'hotel' style principal bedroom with dressing area, luxury en suite bathroom and balcony, which overlook the grounds and views beyond.

As you enter you are greeted by a reception hall entrance from which all rooms lead included the aforementioned lounge, dining room, study, sitting room, and extensive kitchen/breakfast room and utility.

On the first floor there is the principal bedroom with dressing area, en suite bathroom and balcony, bedrooms 2, 3 & 4 all with en suites, and laundry room.

The second floor comprises of bedrooms 5 & 6, both of which have extensive far reaching views and shower room.

The garden level provides the cinema room, which has direct garden access, gymnasium and wine store.

Barnet Lane is one of Elstree's most sought-after locations, with easy access to central London and also within easy reach are some of the finest schools in Hertfordshire, including Haberdashers' Aske's for both boys and girls. The new and enhanced Elstree Studios is within easy reach as are Elstree Aerodrome and the fabulous Aldenham Country Park, as well as swift links to M25 and M1 motorways.

Local Authority: Hertsmere

Council Tax Band: G

Tenure: Freehold



To make an appointment please contact Paul Brown in our Prime Sales Office on
paul@statons.com or 07867 510540































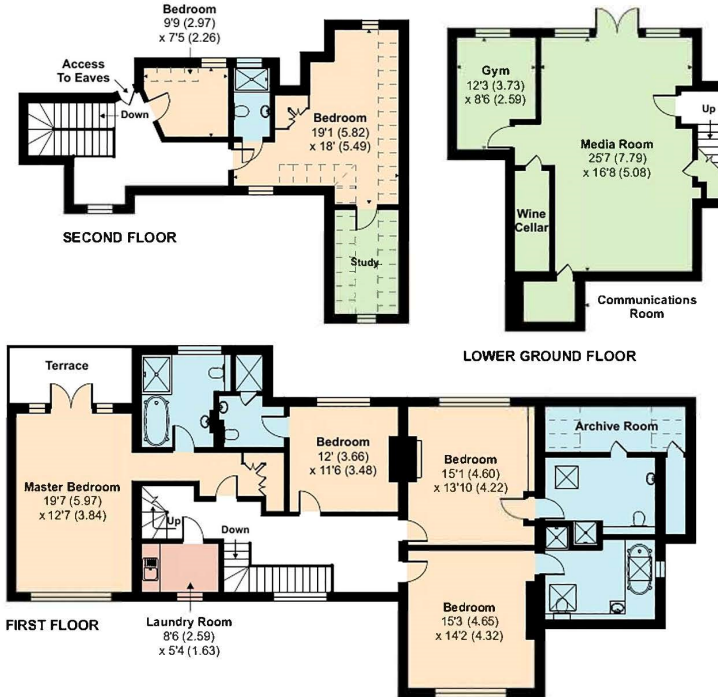
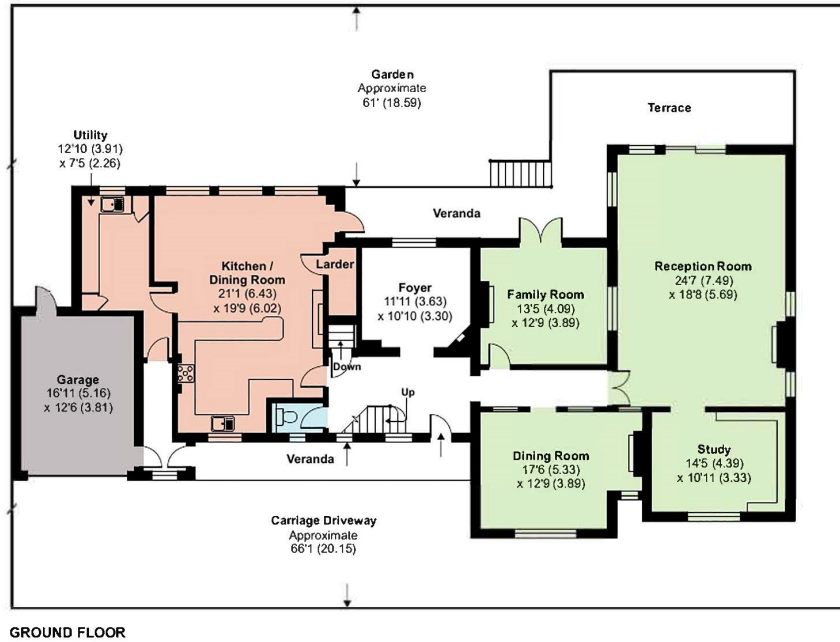
Elstree, Borehamwood, WD6

Total = 5567 sq ft / 517.19sq m



Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2022. Produced for Statons. REF: 818177

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	59	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		77
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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