



Barham Avenue

Elstree, Hertfordshire,  
WD6



# Barham Avenue

---

An exceptional contemporary detached home on Barham Avenue, Elstree.

A truly outstanding detached residence located on one of Elstree's most sought-after roads, Barham Avenue. This remarkable home luxurious living space, meticulously designed to the highest specification and featuring the latest in SMART home technology.

The property has been finished to an exceptional standard throughout, combining a clean, sophisticated aesthetic with premium materials and modern convenience.

The ground floor is dominated by an impressive open-plan kitchen/living/dining area, the perfect space for family life and entertaining, with full-height doors opening to the beautifully landscaped garden. The bespoke kitchen is complemented by a prep kitchen, while additional reception rooms, including a formal lounge and family living room, provide versatility and comfort.

Throughout the home, underfloor heating ensures comfort and style, seamlessly integrated with the SMART home system controlling lighting, heating, and security.

The first floor features a stunning principal bedroom suite complete with dressing room and en-suite bathroom, alongside three further double bedrooms, all with en-suite facilities. The second floor offers two additional bedrooms, a shower room, and a superb cinema/game room, ideal for family entertainment or relaxation.

Externally, the property boasts a beautifully landscaped garden, a large patio area perfect for outdoor entertaining, and an outbuilding suitable for a home office, gym, or studio. This exceptional Elstree home represents the perfect blend of cutting-edge technology, elegant design, and practical family living — offering both sophistication and comfort in a premier location.

LOCAL AUTHORITY: Hertsmere  
BAND: H  
TENURE: Freehold

























































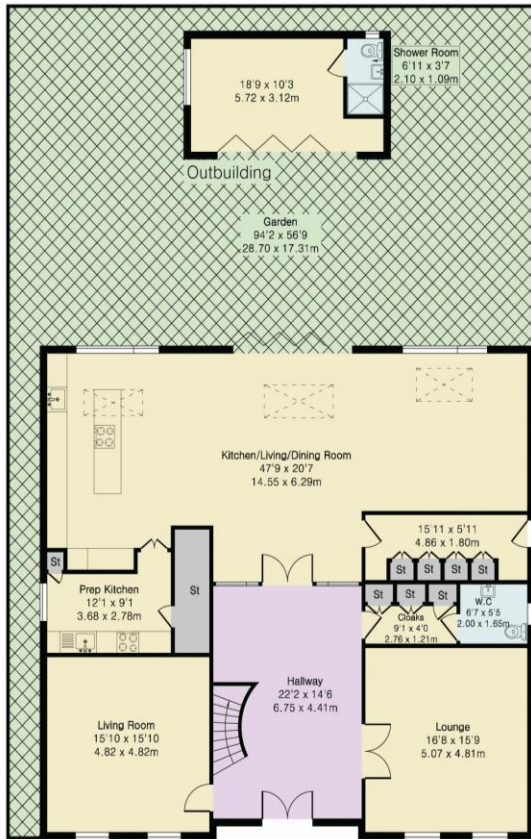




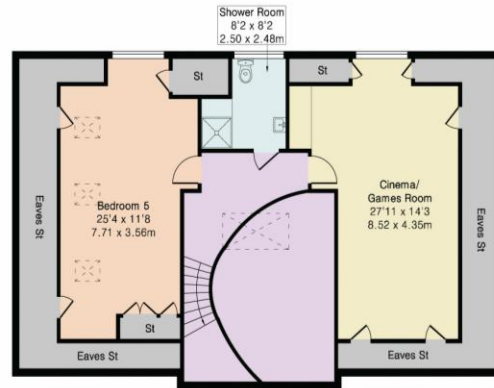




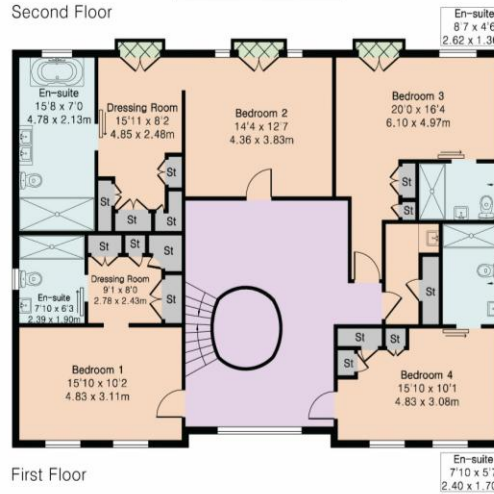




Ground Floor



Second Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.



STATONS  
TOTTERIDGE

28-30 Totteridge Lane, London N20 9QJ

Tel: 020 8445 3694

Email: [totteridge@statons.com](mailto:totteridge@statons.com)

**STATONS**  
[www.statons.com](http://www.statons.com)