



Lands End, Elstree, WD6



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A substantial chalet bungalow occupying an exceptionally large plot within an exclusive enclave of individually styled family homes, offering extensive lateral accommodation and significant scope for refurbishment, extension or redevelopment, subject to the necessary planning consents.

Lands End is an impressive and unusually spacious chalet bungalow, offering approximately 4,135 sq ft (384 sq m) of gross internal area, excluding the detached outbuilding. The property occupies an exceptionally generous plot, providing considerable privacy, extensive off-street parking and an abundance of outdoor space.

The existing accommodation is arranged principally over the ground floor, with further accommodation at first floor level, creating a genuinely versatile home with excellent potential for modern family living. The ground floor provides a succession of generous reception and living spaces, bedrooms and ancillary accommodation, while the first floor offers additional bedrooms/offices and a substantial loft area.

The scale and proportions of the property are particularly noteworthy. Lands End represents a rare opportunity to acquire a substantial home with the space and footprint to create something truly exceptional. Whilst the existing accommodation could be refurbished and remodelled throughout, the property also lends itself to more comprehensive redevelopment, subject of course to obtaining the relevant planning permissions.

Externally, the unusually large plot provides a generous frontage with parking for several vehicles, together with extensive grounds surrounding the property. There is also a detached outbuilding incorporating a substantial open space and swimming pool, further adding to the property's appeal and potential.

The property is situated within an exclusive and established enclave of individually styled family homes in Elstree, conveniently positioned for a wide range of local amenities and facilities. The area is particularly well regarded for its selection of established private and state schools, including the highly regarded Haberdashers' Boys' School and Aldenham Country Park nearby.

For commuters, Elstree & Borehamwood railway station provides regular services towards central London via the Thameslink network, with journeys into London taking approximately 25 minutes. The property also enjoys convenient road connections, with the A41, A5, M1 and M25 all readily accessible. Elstree Aerodrome is also close by.

CGI's are artist's impression only

































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority: Hertsmere
Council Tax Band: H
Tenure: FREEHOLD

Approximate Gross Internal Area 4135 sq ft - 384 sq m
(Including Garage & Excluding Outbuilding)
 Ground Floor Area 3367 sq ft – 313 sq m
 First Floor Area 768 sq ft – 71 sq m
 Outbuilding Area 1282 sq ft – 119 sq m



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.



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