

**Sole Agent**

**Barnet Lane, Elstree, WD6 3QZ**

**£2,600,000 Subject to Contract**



Willow Lodge is a simply stunning 6114 Sft/ 567.9 Sq m detached chalet style residence arranged over two floors boasting Six Bedrooms, Four bathrooms (3 en-suite), Four Reception Rooms plus a superb galleried mezzanine library.

This deceptively spacious and beautifully presented home is set within secluded and well maintained landscaped gardens, accessed via a private gated entrance, double Integral Garage and is situated in the desirable area of Elstree, surrounded by open countryside and mature woodland.

The property has been interior designed to the highest specification and finish including a unique bespoke 'Pininfarina' Italian designer kitchen. The property offers bright and open accommodation ideal for formal entertaining whilst also providing generous family living space surrounded by beautifully manicured gardens & grounds.

Transport connections (approximate times): \* Airports: Heathrow 26.2 miles (39 minutes), Gatwick 64 miles (77 mins) \* Main Line Station: Elstree First Capital Connect with fast train services to King 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: Elstree benefits from a variety of excellent local schooling both in the state and private sector, most notably the highly regarded Haberdashers Aske's schools, whilst Aldenham, Edge Grove and Radlett Prep are also close by.

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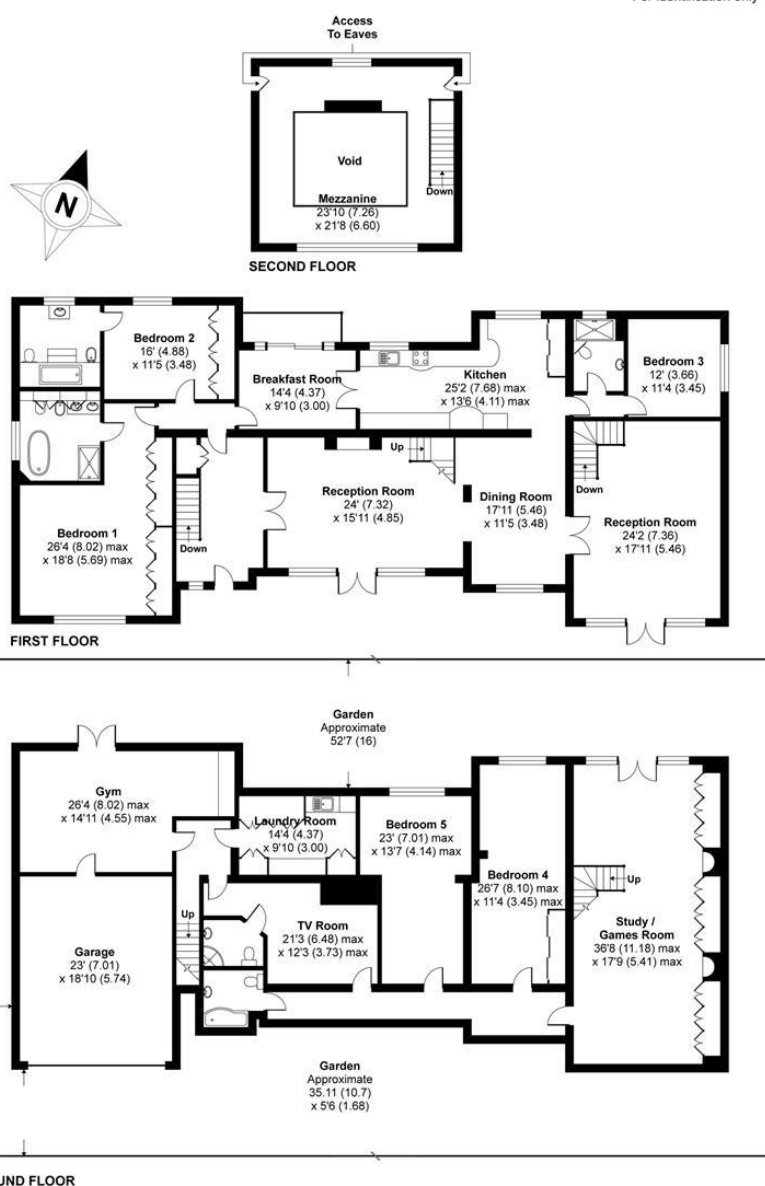




## Barnet Lane, Elstree, WD6

Approximate Area = 6114 sq ft / 567.9 sq m (includes garage & excludes void)

For identification only - Not to scale



Certified  
Property

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020.

- SIX BEDROOMS
- FOUR RECEPTION ROOMS
- INTEGRAL GARAGE
- 6114 Sft / 567.9 Sq m
- CHAIN FREE

- FOUR BATHROOMS (3 EN-SUITE)
- GATED ENTRANCE
- LANDSCAPED GARDENS
- SOUGHT AFTER LOCATION



**PRICE - £2,600,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - H**  
**HERTSMERE COUNCIL**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.