

STATONS



**Barnet Lane,
Elstree**



Lochgreen House, Barnet Lane, Elstree WD6 3QZ

Stations are delighted to bring to the market, Lochgreen House, a recently modernised and stylish 5 bedroom detached house situated on approximately half an acre on Barnet Lane in Elstree. This well presented home currently boasts almost 5,000 sq ft of accommodation over 2 floors, however, could be further developed subject to the usual planning consents.

On the ground floor there is a stylish and inviting entrance hall, well designed fitted kitchen with dining area overlooking the garden, utility room, a formal dining room, children's playroom, a further living room with separate bar, study and guest cloakroom, as well as an impressive home cinema.

The first floor comprises a main bedroom suite with ensuite bathroom and dressing room together with a selection of 4 other well-proportioned bedrooms with their own dressing areas and ensuites.

Outside, electric privacy gates lead you down a sweeping driveway towards the house and its beautifully landscaped front garden. The rear garden spans approximately 100 x 100 ft and is mainly laid with astroturf together with a large paved patio area housing bespoke BBQ & Pizza kitchens, ideal for alfresco dining. There is a separate play area as well as a spacious self-contained out-house perfect for a gymnasium although currently used as a playroom.

LOCATION: Lochgreen House is located in the much sought-after town of Elstree which is surrounded by open countryside and mature woodland, as well as having excellent transport links into the city and home counties. The area is also served by some outstanding schools including Habs, Aldenham School, Yavneh College, NLCS and Radlett Prep, to name but a few, whilst the surrounding countryside provides numerous activities including golf, horse riding and walking.





















N SERIES THE LINCOLN LAWYER

98% Match 2023 2 Seasons 4K Dolby Atmos AD

As Lisa's trial approaches, Mickey faces doubts, setbacks and unexpected revelations. Lorna and Cisco plan for their big day, while Izzy makes big moves.

Top 10 TV Programmes in the UK Today

- 1. SONY VPL-VW1100ES
- 2. LINCOLN LAWYER (New Season)
- 3. WITNESS (New Season)
- 4. young Sheldon (New Season)
- 5. FATAL SEDUCTION (New Season)

Top 10 Films in the UK Today

- 1. MY SAILOR

















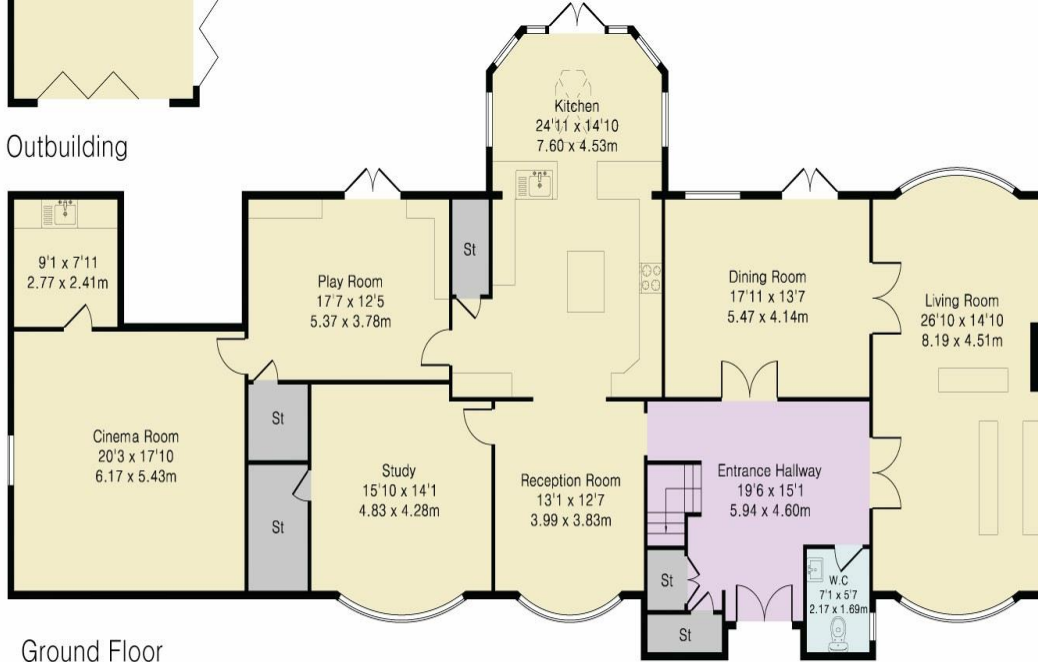
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	83
EU Directive 2002/91/EC			



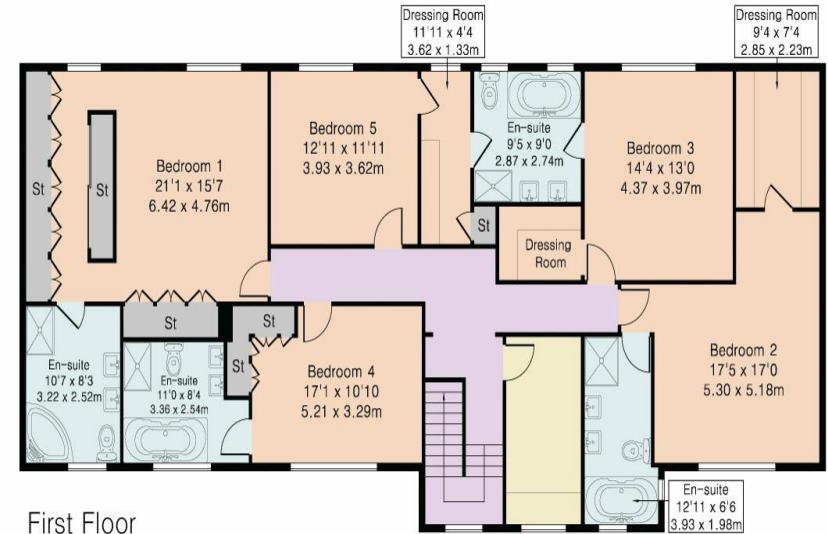
Approximate Gross Internal Area 4882 sq ft – 454 sq m
 Ground Floor Area 2590 sq ft – 241 sq m
 First Floor Area 1954 sq ft – 182 sq m
 Outbuilding Area 338 sq ft – 31 sq m



Outbuilding



Ground Floor



First Floor

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

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.



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

STATONS

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