



Georges Mead,  
Elstree, Hertfordshire, WD6 3LA



**Spacious and Versatile 5-Bedroom Gated Detached Family Home Set In A Cul-De-Sac setting directly off Barnet Lane.**

Nestled in a serene neighbourhood, this gated detached property offers extensive living space ideal for a growing family. The ground floor welcomes you with a spacious entrance hall and a 27'10 reception room, perfect for relaxing or entertaining. Adjacent to the dining room, there is a spacious kitchen/breakfast room, whilst at the front of the property is the third reception room. Completing the ground floor area is a utility room and a separate guest cloakroom plus internal access to a generously-sized garage.

Upstairs, the property boasts five well-proportioned bedrooms, each designed with comfort and privacy in mind. The primary bedroom includes a walk-in wardrobe and private en-suite bathroom while an additional en-suite serves the second bedroom. A large family bathroom services the remaining bedrooms.

The home also benefits from ample storage throughout, ensuring space for all family needs.

Ideally situated off Barnet Lane in Elstree Village, Georges Mead enjoys access to the local town's amenities and is surrounded by serene countryside and ample woodland walks. Excellent transport links connect you to the bustling city of London and neighbouring counties, while esteemed educational institutions, such as Habs, Aldenham School, Yavneh College & Primary School, and Radlett Prep cater to academic pursuits. The property is also well located for places of worship.

































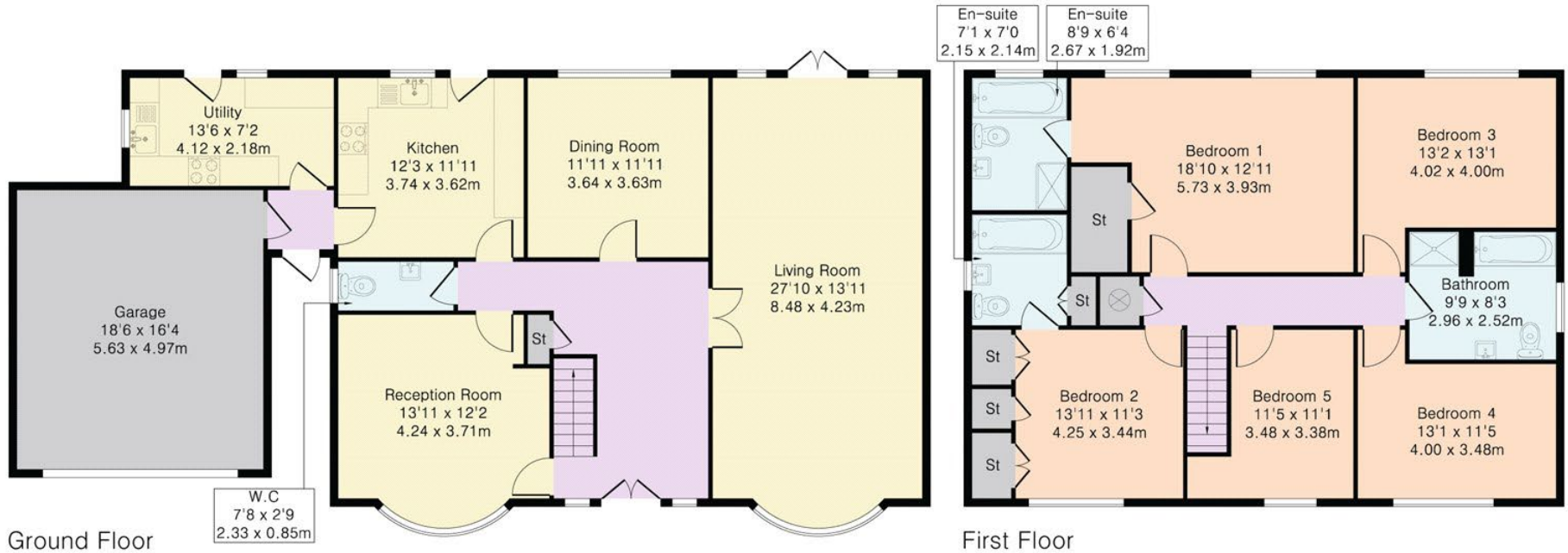


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Approximate Gross Internal Area 2595 sq ft - 241 sq m

Ground Floor Area 1521 sq ft – 141 sq m

First Floor Area 1074 sq ft – 100 sq m



**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.

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



