



**39 Hartfield Avenue, Elstree, WD6 3JJ**

**£1,195,000**

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)











## Property Description

Situated in the highly regarded Hartfield Avenue Estate is this immaculately presented Four Bedroom family home with ample scope to extend further if necessary and STPP.

On the ground floor there is a wonderful Kitchen/Living/Dining Room 19'5 x 17'10, Tv/Family Room, formal Reception Room, Utility Room and Guest WC.

The first floor offers Principal Bedroom with an en-suite Bathroom, Three further Bedrooms, one of which is used as a Dressing Room and family Bathroom. Both bathrooms are complimented by under floor heating.

Externally there is a beautifully maintained West facing rear Garden and off-street parking for 2/3 cars.

Hartfield Avenue is located within approximately 0.6 mile of Elstree & Borehamwood Mainline Train Station and various places of worship. Popular local schools including Haberdashers' Aske's, Yavneh College, Aldenham School are within easy reach as are the amenities of Borehamwood High Street.

Council Tax Band G

Joint Sole Agent

## Key Features

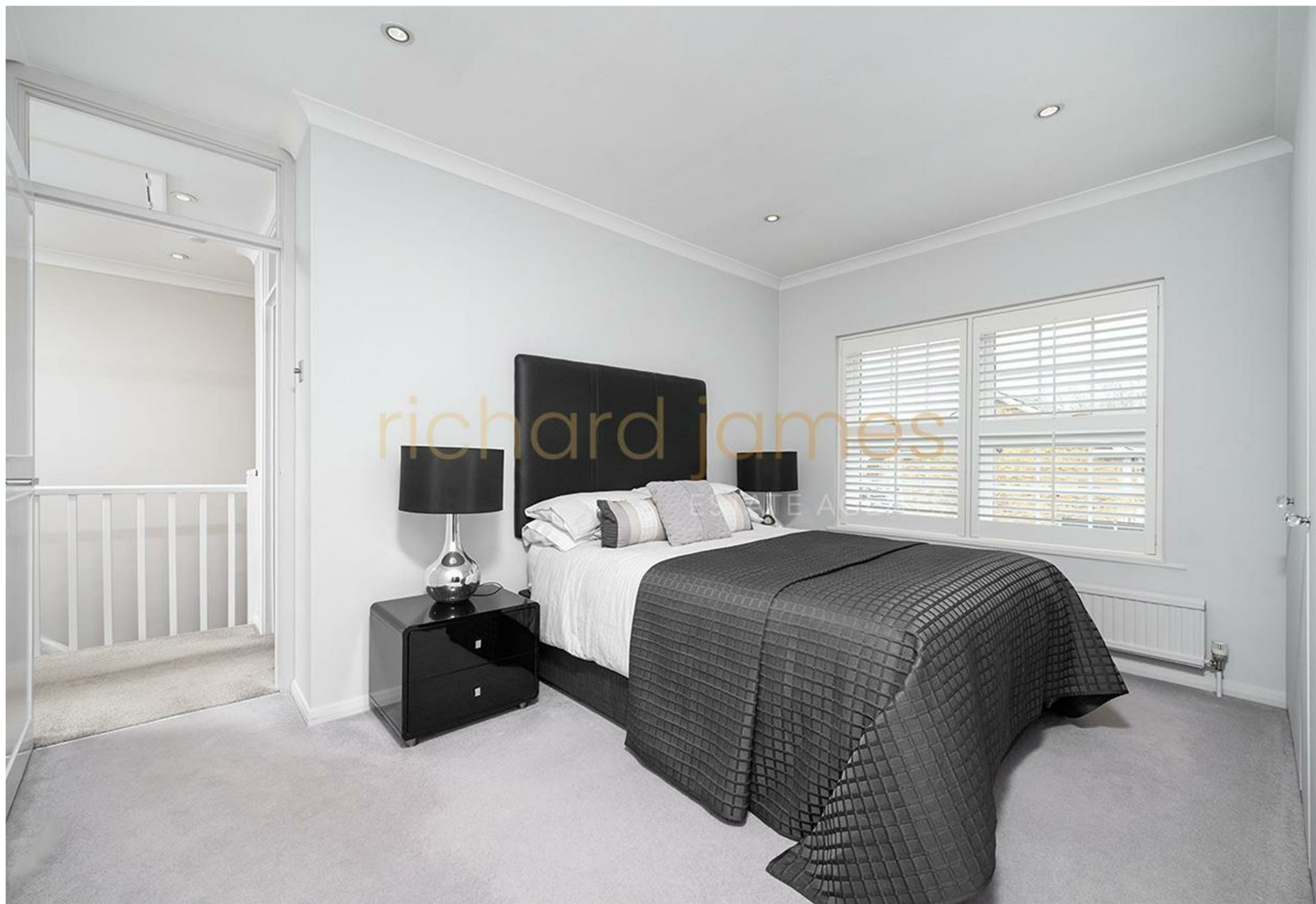
- IMMACULATLY PRESENTED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- KITCHEN/FAMILY/DINING ROOM
- GUEST WC
- OFF STREET PARKING FOR 2/3 CARS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- WEST FACING MATURE REAR GARDEN
- CLOSE TO SHOPS, TRANSPORT AND PLACES OF WORSHIP

## Important Information

- **Price:** £1,195,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Location:**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 67      | 80        |
| EU Directive 2002/91/EC                     |         |           |



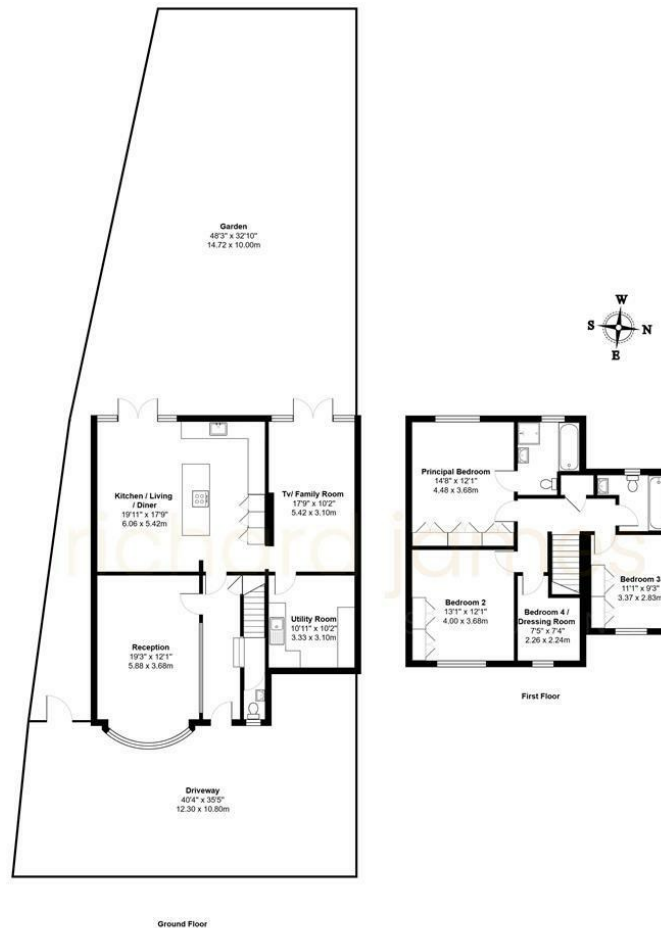












Ground Floor

First Floor

Hartfield Avenue WD6

Total Gross Area: 1773 ft<sup>2</sup> ... 164.7 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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.



**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)