

Gills Hill Lane, Radlett

£2,100,000 (Freehold)

VILLAGE
ESTATES



We are pleased to offer for sale this rarely available five-bedroom detached home, located in Gills Hill Lane, Radlett on a plot of just over 1/3 of an acre. This home is a wonderful hidden gem in one of Radlett's prime locations. This property boasts many endearing original features such as bright spacious rooms, high ceilings and features a beautifully maintained mature rear south facing garden. The property also benefits from a huge amount of potential to extend subject to obtaining the relevant planning consents.

The property comprises: a spacious welcoming entrance hall which leads to a large reception room with access to the rear garden, living room, dining room, a stunning kitchen/diner and access to the orangery which benefit from bi-fold doors leading to the private south facing rear garden. The ground floor is completed with a large single garage, a pantry and utility room off the kitchen and a separate WC.

On the first floor there are five double bedrooms, and four bathrooms. The principal bedroom has a large dressing room and a beautiful en-suite bathroom. There are a further four double bedrooms and three bathrooms (two en-suites)

The front of the house has an attractive front garden, a carriage driveway and a large single garage. To the rear of the property is an approx. 200' well maintained mature garden, surrounded by mature trees giving it the feeling of privacy and a patio area that is great for entertaining. There is also a large courtyard, perfect for a BBQ and with several brick outbuildings.

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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.











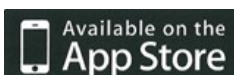
Approximate Gross Internal Area 3785 sq ft - 352 sq m

Ground Floor Area 2090 sq ft - 194 sq m

First Floor Area 1695 sq ft - 158 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	