

Canons Close, Radlett

£1,895,000 (Freehold)



A superbly presented and generously proportioned detached family residence, ideally situated in a desirable residential cul-de-sac, offering approximately 2,832 sq ft of versatile accommodation arranged over two floors.

The ground floor provides a welcoming entrance hall leading to an elegant formal dining room which offers excellent space for entertaining, while the spacious lounge features a bright and comfortable setting with garden views. A further games room provides a fantastic additional living area, ideal for family recreation or a home cinema. There is an impressive open-plan kitchen/breakfast room, fitted with a range of wall and base units, a central island, integrated appliances and large windows and doors allowing plenty of natural light to flood the space. The kitchen opens into a bright seating area overlooking the rear garden, creating a wonderful family hub. A separate utility room provides additional practicality. The ground floor also benefits from a dedicated study/home office, a family bathroom and useful storage facilities.

Upstairs, the property offers four generously sized bedrooms, including a superb principal bedroom with fitted wardrobes and a stylish en-suite bathroom. Bedroom two also benefits from fitted storage and access to an additional dressing area. The remaining bedrooms are well proportioned and served by a modern family bathroom.

Externally, the property boasts a substantial frontage with a large gravel driveway providing ample parking, along with well-maintained landscaped gardens. The south facing rear garden is private and mature, featuring a large lawn, patio seating areas and established borders, providing an ideal setting for outdoor entertaining and family enjoyment.

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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.

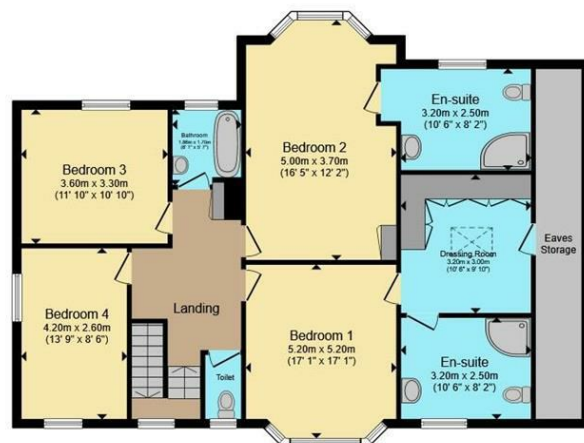








Ground Floor



First Floor

Total floor area 279.5 m² (3,009 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	