

# The Drive, Radlett

Offers In Excess Of £2,250,000  
(Freehold)



A beautifully well-appointed and spacious 5 bedroom detached family home, renovated by the current owners. Set over 3 floors and approached by a large driveway, The property offers approximately 3500 sq ft of living accommodation. Features include versatile open plan living space, finished to a beautiful standard throughout and stunning rear garden with fabulous entertaining facilities.

The ground floor comprises a large welcoming entrance hallway, a spacious lounge flooded with natural light, a further living room and a fabulous kitchen with modern appliances including hot water tap. Underfloor heating and floor to ceiling bi-folding doors leading to the rear garden allowing for indoor/outdoor living. Also located on the ground floor is an office with underfloor heating, and a gym with an en-suite shower room, which could also be used as a 5th bedroom

The first floor comprises a stunning principal bedroom suite, with a stunning ensuite bathroom and walk in dressing room. A further double bedroom and a great sized family bathroom are also located on the first floor. The second floor is home to two further bedrooms which both have their own en-suite bathrooms.

Externally, the property offers a driveway with ample off-street parking for multiple vehicles. The mature and secluded garden has been meticulously maintained, providing a tranquil oasis.

There is also approved planning permission for a further bedroom and en-suite which would increase the overall square footage to over 4,000 Sq. Ft.

Conveniently located within easy walking distance to Radlett Mainline Station and High Street, this property is a must-see to truly appreciate its beauty and exceptional features.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

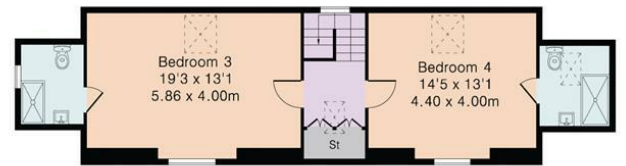
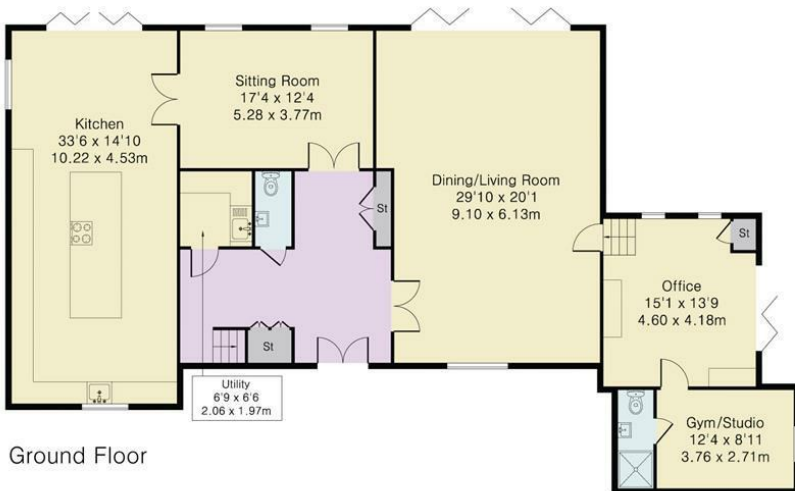
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







Approximate Gross Internal Area 3478 sq ft – 323 sq m  
 Ground Floor Area 1986 sq ft – 184 sq m  
 First Floor Area 873 sq ft – 81 sq m  
 Second Floor Area 619 sq ft – 58 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(61-91)	B		81
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	