

**Aldenham Avenue, Radlett**

**£1,450,000 (Freehold)**

**VILLAGE**  
ESTATES



This well maintained and spacious five bedroom detached family home is located in one of Radlett's most desirable avenues and is within close proximity to Radlett's local amenities which include Radletts mainline station, shops, bars and restaurants.

The ground floor features a large hallway which gives direct access to the front reception room with a beautiful bay window. There is another reception room with double doors to a play room and access to a separate study. There is a large kitchen-breakfast and a separate utility room. The secluded garden is accessed either through the back living room, via french doors, or through the kitchen via the utility room.

On the first floor there is a large principal bedroom with en-suite bathroom, three further double bedrooms, a family bathroom and a fifth bedroom that could be used as a study.

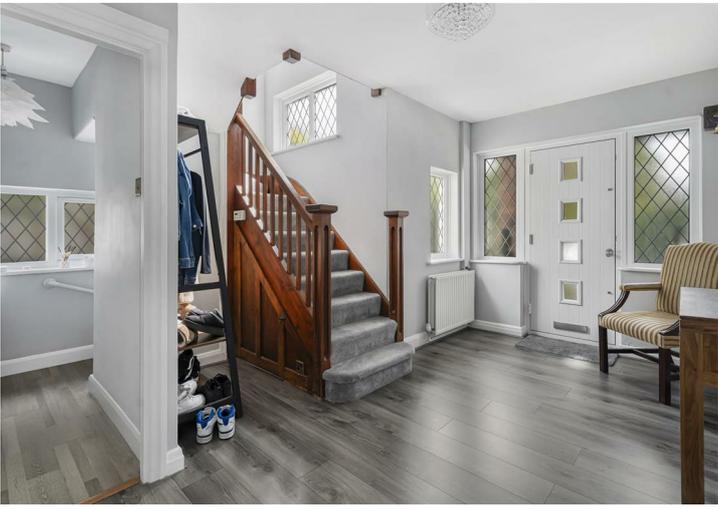
Externally to the front is a driveway with off street parking for multiple cars and side access to the rear secluded garden.

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



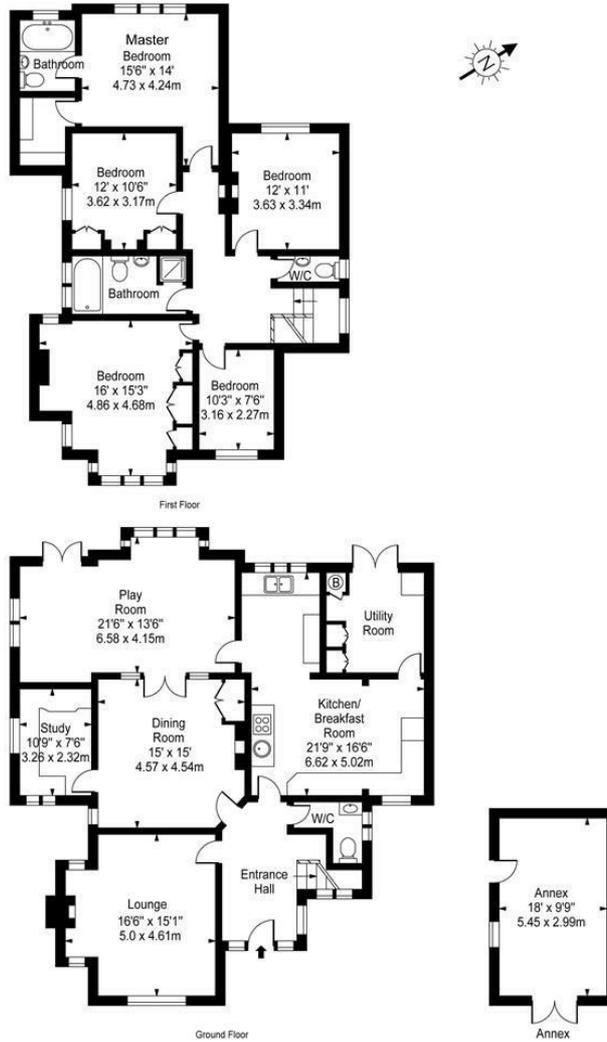
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.









Approx. Gross Internal Area 2705 Sq Ft - 251.29 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.pmsupply.co.uk Ref. No. 4444

This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Available on the App Store



ANDROID APP ON Google play

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>		<b>67</b>	<b>80</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>		EU Directive 2002/91/EC	