

Oakridge Avenue, Radlett

£1,535,000 (Freehold)

VILLAGE
E S T A T E S



An attractive well presented and maintained four double bedroom detached family home which is located in one of Radlett's treelined private avenues.

Leading off a bright and airy entrance hall is access to the living room, a second reception room, a stunning open plan newly fitted kitchen diner spanning the entire rear of the property, a separate study and access to a utility room and benefits from a lean to side access which provides an ample storage area. There is also a w.c and under stairs storage space.

The first floor consists of the principle bedroom suite which benefits from a walk in dressing room and newly fitted en-suite bathroom, there are a further three double bedrooms (one with an en suite shower) and a contemporary family bathroom.

To the rear is an approx. 50' mature mainly laid to lawn private garden with a generous patio area.

To the front is a shingled driveway which provides off road parking for numerous vehicles.

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Village Estates
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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.





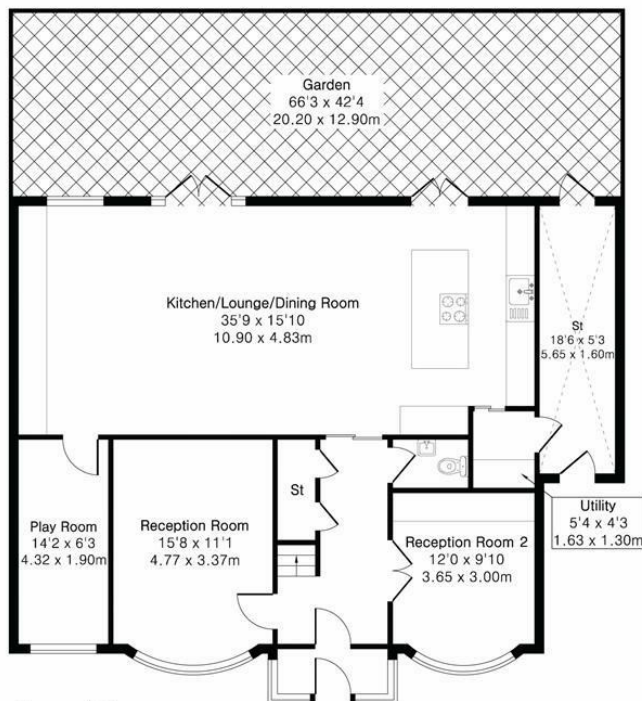




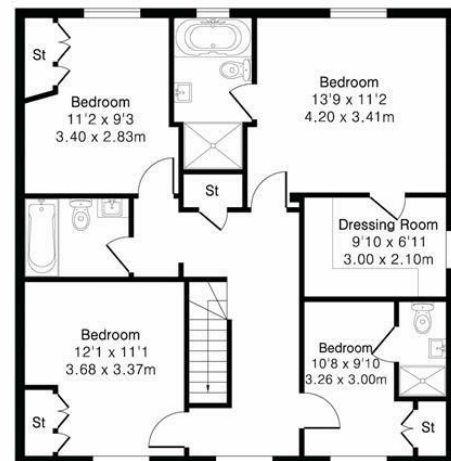
Approximate Gross Internal Area 2118 sq ft - 196 sq m

Ground Floor Area 1232 sq ft – 114 sq m

First Floor Area 886 sq ft – 82 sq m



Ground Floor



First Floor



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
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC