

Gills Hill Lane, Radlett

£3,275,000 (Freehold)

VILLAGE

E S T A T E S



We are pleased to offer for sale this rarely available five-bedroom detached home, located in Gills Hill Lane with a rarely available triple garage. 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 garden.

The property comprises: a spacious welcoming entrance hall which leads to a large reception room with access to the rear garden, a separate dining room, a stunning kitchen/diner and a separate TV room. The ground floor is completed with two large utility rooms off the kitchen, a study and a separate WC.

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

The top floor is a large room with plenty of light and storage, currently being used as a play room/cinema room and gym and could be used as the fifth bedroom.

The front of the house has an attractive front garden, a large carriage driveway with the ability to park at least eight cars and a large triple garage. To the rear of the property is a well maintained mature garden, surrounded by mature trees giving it the feeling of privacy and a patio area that is great for entertaining.

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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.











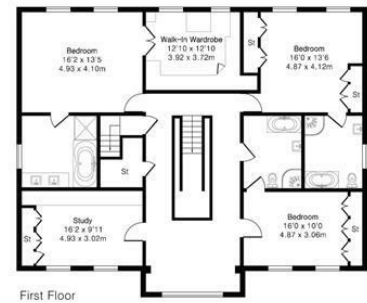
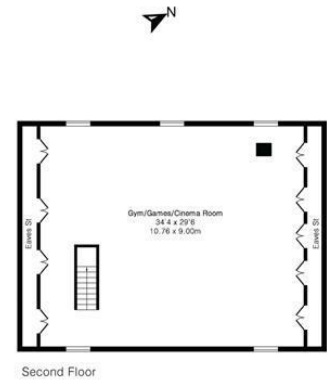
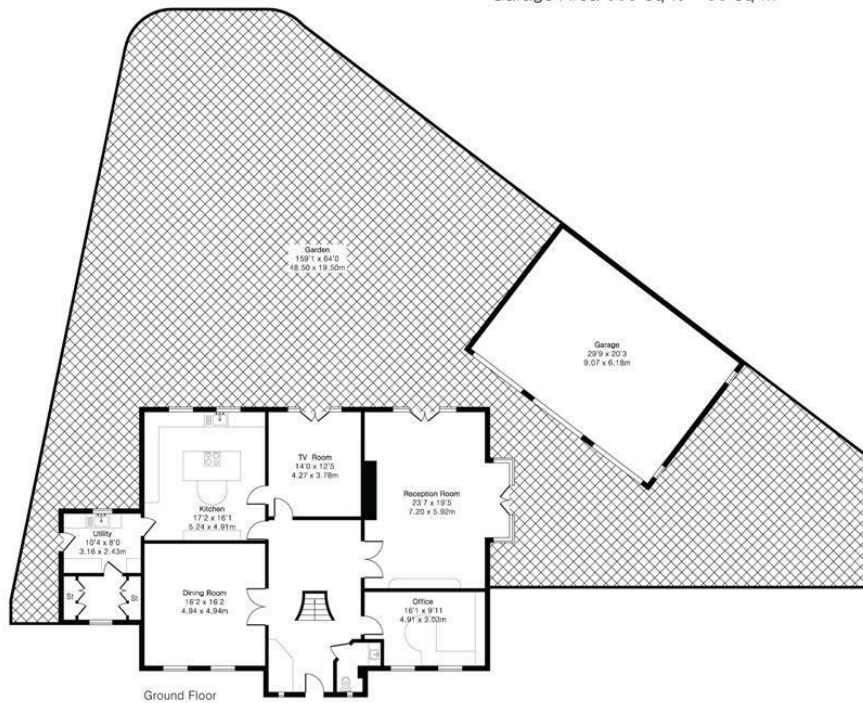
**Approximate Gross Internal Area 5023 sq ft - 467 sq m
(Including Garage)**

Ground Floor Area 1782 sq ft - 166 sq m

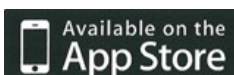
First Floor Area 1596 sq ft - 148 sq m

Second Floor Area 1042 sq ft - 97 sq m

Garage Area 603 sq ft - 56 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		73	76
(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	