

# Kitswell Way, Radlett

## £1,395,000 (Freehold)



A newly extended and beautifully refurbished to an exceptional standard four double bedroom detached family home. The property is ideally situated in a quiet cul-de-sac within close proximity to the heart of Radlett village. This spacious property offers versatile living accommodation throughout and is perfectly suited for modern family living and with a large south facing garden, its perfect for families.

On the ground floor, a welcoming entrance hall leads through to a spacious living room with access to a second reception room/t.v room. Pocket doors open into an impressive super room spanning the full width of the rear of the property, creating an exceptional space for modern family living and entertaining. This expansive open-plan area incorporates a contemporary kitchen, dining area and TV/family space with air con built in and leading off the kitchen is a separate utility room. There are large floor-to-ceiling bi-fold doors open directly onto the rear garden, flooding the room with natural light. The kitchen itself is finished to a high standard with sleek modern units, quality integrated appliances and ample storage throughout. The ground floor is further complemented by a guest WC and an array of built-in storage cupboards conveniently located within the hallway.

The first floor comprises four double bedrooms, including a principal bedroom with walk-in dressing room & a separate dressing table area and en suite. Three bedrooms benefit from fitted wardrobes, while a modern family bathroom and large landing storage cupboard complete the floor. Air conditioning is installed throughout the first floor.

To the rear, the property boasts an approx. 75ft south-facing garden, offering an excellent outdoor space. The garden features a large patio area with the remainder mainly laid to lawn, while further benefits include a built-in outdoor kitchen and BBQ area

To the front is a spacious block paved driveway providing off road parking for multiple vehicles

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



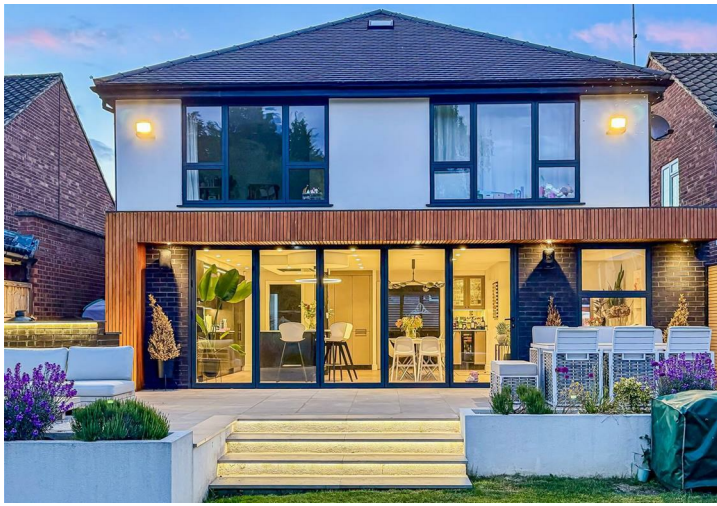
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Herts WD7 7NP

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.









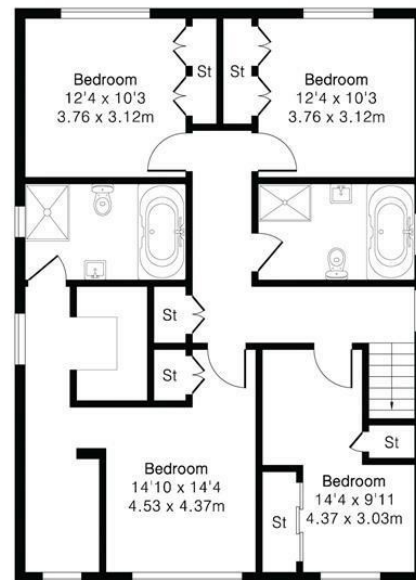
**Approximate Gross Internal Area 1895 sq ft - 176 sq m**

Ground Floor Area 1000 sq ft – 93 sq m

First Floor Area 895 sq ft – 83 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 |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 71                      | 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 |           |