

**Newberries Avenue, Radlett**

**£1,295,000 (Freehold)**

**VILLAGE**  
E S T A T E S



A beautifully presented 4 bedroom detached family home which is situated within the coveted Newberries School catchment area. The home has been well maintained and extended to provide a generous living accommodation.

On the ground floor the hallway leads into a beautiful open plan kitchen dining living room with french doors leading to the rear garden. There is a separate living room, and a study. The ground floor is completed with a utility room off the kitchen with side access and a downstairs WC.

On the first floor are four double bedrooms, the principle bedroom has built in wardrobes and an en-suite bathroom, there are three further double bedrooms all with fitted wardrobes and a family bathroom.

To the rear is a mature mainly laid to lawn landscaped secluded garden with a patio area. To the front is a driveway with access to a double garage and driveway which provides off road parking for numerous vehicles.

The property has planning permission to extend to the side and to convert the garage into a habitable space. There is also potential to extend further subject to obtaining the relevant planning consent.

**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.















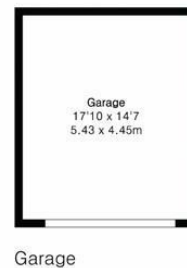
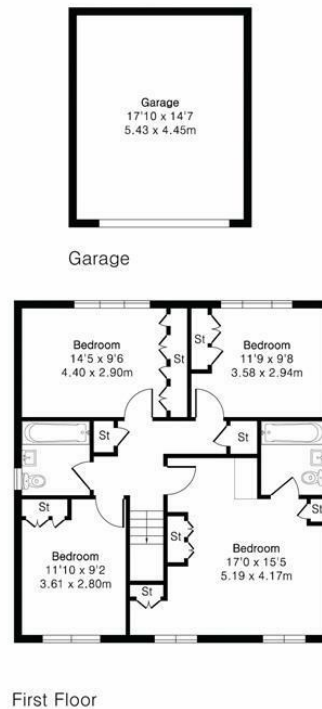
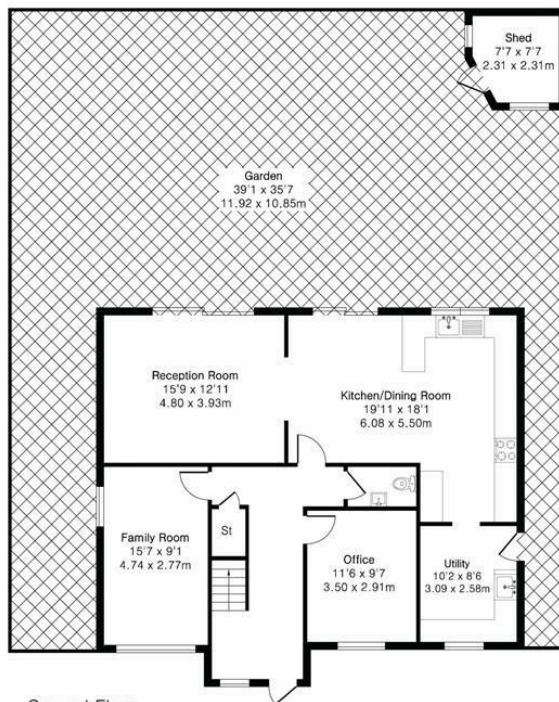
**Approximate Gross Internal Area 1809 sq ft - 168 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1055 sq ft – 98 sq m

First Floor Area 754 sq ft – 70 sq m

Garage Area 260 sq ft – 24 sq m

Outbuilding Area 53 sq ft – 5 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	84
		EU Directive 2002/91/EC	