

The Avenue, Radlett

£3,250,000 (Freehold)



Nestled in one of Radlett's most esteemed avenues, this impressive seven-bedroom detached family home offers an abundance of space and comfort, extending over 5000 square feet. The property has been meticulously maintained by its current owners.

Upon entering, you are greeted by a grand entrance hall featuring a stunning staircase, setting the tone for the elegance that follows. The ground floor boasts a spacious living room, perfect for entertaining, with sliding doors that open onto a magnificent secluded garden. A separate kitchen dining room provides an ideal space for family meals, while an additional large living room offers further versatility. This living room conveniently connects to a fully self contained annexe, which includes a kitchen, bedroom, living area and benefits from having direct access to the rear garden making it perfect for relatives or guests who want independence.

The ground floor is thoughtfully designed with a variety of functional spaces, including a garage, a separate WC, a sitting room, a kitchen/breakfast room, a dining room, a study, a playroom, a store room, a utility room, and a guest cloakroom.

Ascending to the first floor, you will find a superb principal bedroom complete with a generous en-suite bathroom and an array of fitted wardrobes. In addition, there are five further double bedrooms, three of which benefit from their own en-suite shower rooms, while the remaining two share a well-appointed family bathroom.

Externally, the property features a delightful rear patio area that leads down to a large garden, complete with a charming summer house and bordered by mature shrubs and trees. To the front, a carriage driveway offers parking for several vehicles, complemented by a double garage.

This exceptional home is perfect for families seeking a blend of luxury, space, and a prime location in Radlett.

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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.









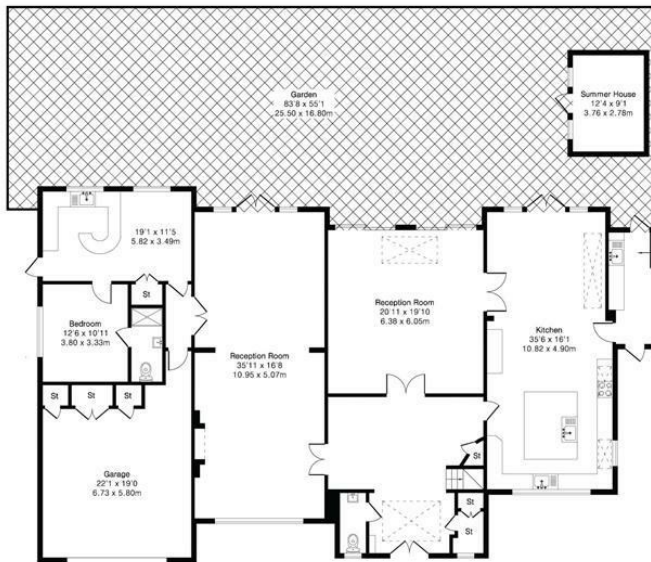


**Approximate Gross Internal Area 5104 sq ft - 474 sq m
(Excluding Outbuilding)**

Ground Floor Area 3048 sq ft – 283 sq m

First Floor Area 2056 sq ft – 191 sq m

Outbuilding Area 113 sq ft – 10 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			
(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	