

# Aldenham Avenue, Radlett

## £1,695,000 (Freehold)



This well maintained and spacious four bedroom detached family home is located in one of Radlett's most desirable avenues which benefits from being close proximity to Radlett's local amenities which include Radletts mainline station, shops, bars and restaurants.

The ground floor features a large hallway leading off are two spacious reception rooms. There is a large kitchen-dining room with access to a generous sized secluded garden. The ground floor also has a separate garage and access to a large storage area.

On the first floor there is a large principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom.

To the rear is a secluded mainly laid to lawn approx 80' garden which surrounded by mature trees giving it the feeling of complete privacy and patio area great for entertaining. There is also a summer house at the rear of the garden which is currently being used as an artist studio, with a separate toilet and a sink.

Externally to the front is a driveway with off street parking for multiple cars, access to the large garage and side access to the rear secluded west facing garden.

**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.













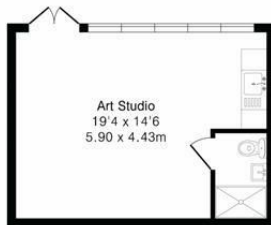
**Approximate Gross Internal Area 2557 sq ft - 238 sq m  
(Including Garage & Outbuilding)**

Ground Floor Area 944 sq ft – 88 sq m

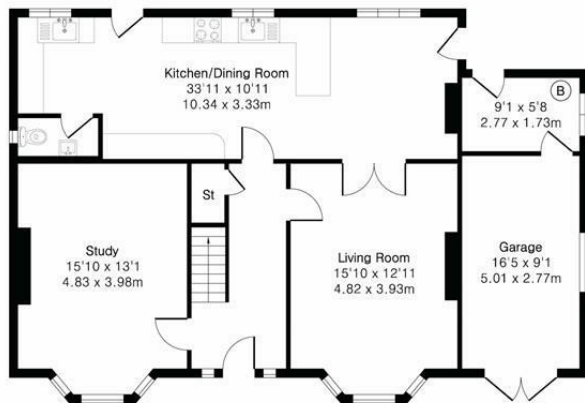
First Floor Area 1128 sq ft – 105 sq m

Garage Area 204 sq ft – 19 sq m

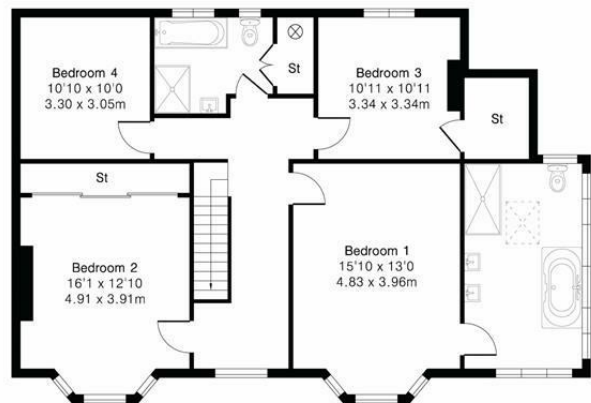
Outbuilding Area 281 sq ft – 26 sq m



Outbuilding



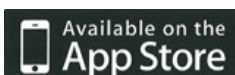
Ground Floor



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 |           |