

# Canons Close, Radlett

## £2,495,000 (Freehold)



A stunning, well maintained detached family home which has been meticulously designed and built to the highest of standards. The well-proportioned accommodation is arranged over 3 floors and includes 5 bedrooms and 5 bathrooms, all en-suite.

The ground floor comprises of a grand entrance hall, a large reception room at the front of the property, a stunning fully fitted kitchen lifestyle and family room with bi-fold doors flooding this area with natural light and also giving direct access to the secluded rear south facing garden. The ground floor is completed with a study, a prep kitchen, a WC, and a large integral garage with ample storage.

The first floor benefits from a large landing which gives access to a beautiful principle bedroom with a walk in dressing room and a exceptionally large en-suite bathroom. There are three further double bedrooms with en-suites and fitted wardrobes and a Utility room.

The second floor benefits from a fifth bedroom, currently being used as a playroom with an en-suite bathroom, and plenty of storage.

To the rear of the property a stunning secluded south west facing garden and has a a large patio area with a 'Gibus' electric sliding roof pergola ideal for summer entertaining . At the rear of the garden is a summer house currently being used as a gym with Air Conditioning and heating.

To the front of the property and set behind a secure electric sliding gate is ample off-street parking for multiple vehicles.

**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.

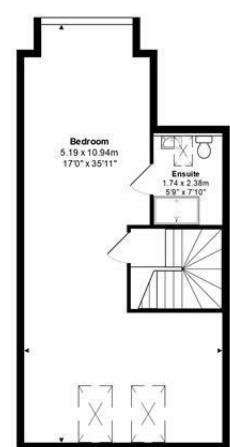
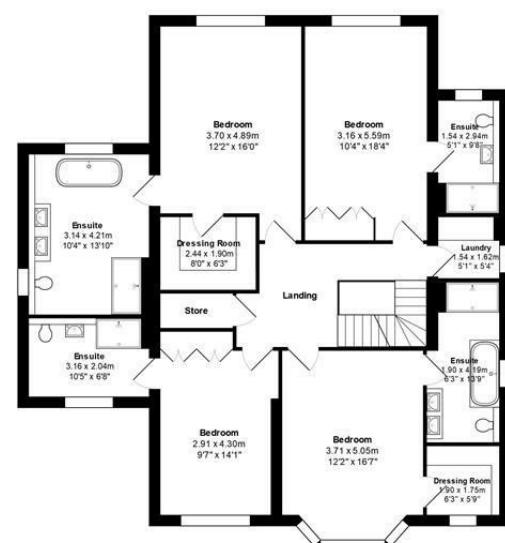
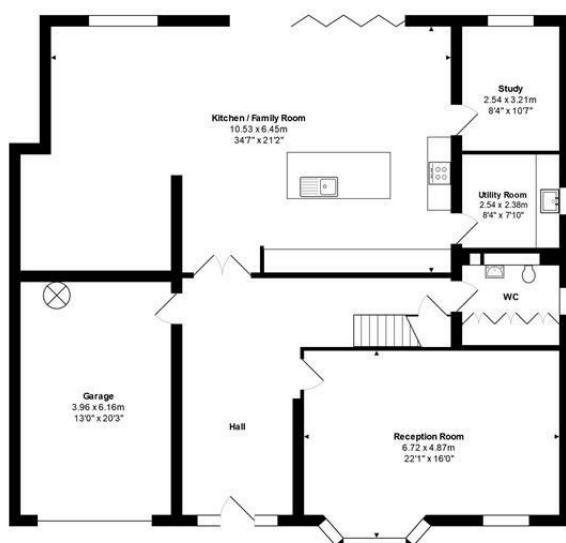
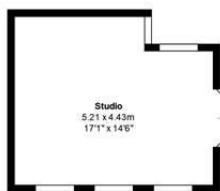












Total Area: 374.3 m<sup>2</sup> ... 4028 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	84
(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	