

Ridgehill Rise, Shenley

£1,525,000 (Freehold)



A beautifully presented four bedroom, three bathroom, detached family home, situated within a private gated development of just eight luxury detached houses.

On the ground floor off of the hallway is access to a beautiful front reception room, a study, currently being used as a playroom and double doors leading to a modern kitchen/breakfast room. The kitchen breakfast room has bi-fold doors to a large garden and access to the separate utility room. The ground floor is finished off with plenty of storage and a downstairs WC.

On the first floor there are four double bedrooms and three bathrooms. The principle bedroom has stunning vaulted ceilings an en-suite bathroom and fitted wardrobes. There is a second double bedroom with an en-suite shower room and there are a further two double bedrooms and a family bathroom.

Externally, the rear garden is both well thought out and secluded. The patio has been designed to provide a fantastic area to entertain guests.

Shenley is a tranquil village on the outskirts of Radlett with easy access to local shops, a post office, Tesco, nursery and doctors surgery. Shenley Park itself boasts an orchard, a spinney for pleasant walks, a landscaped walled garden, a tea room and play area. It is often open to the public and hosts a number of events throughout the year. It is also convenient for Radlett village with its Thameslink mainline station and motorway links to the M1, A1(M) and M25. Shenley Village boasts two primary schools and is within easy access of an excellent variety of schools, both in the state and private sector.

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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 2518 sq ft - 234 sq m
(Excluding Garage)**

Ground Floor Area 1385 sq ft – 129 sq m

First Floor Area 1133 sq ft – 105 sq m

Garage Area 174 sq ft – 16 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			100*
(92 plus) A			
(81-91) B		85	
(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	