

# Aldenham Avenue, Radlett

## £1,775,000 (Freehold)



A beautifully maintained in need of modernisation five-bedroom detached home, located on Aldenham Avenue, Radlett. Tucked away from the bustling high street yet is within close proximity to Radlett's mainline station, village shops, boutiques and restaurants. This family home has many endearing original features such as large bright spacious rooms, high ceilings and features a beautifully maintained garden.

The property comprises, a welcoming entrance hallway leading to a large kitchen breakfast room and sun room. The kitchen is fully fitted and has a larder and access to a utility room and the double garage. The dining room features direct views over the beautifully manicured garden. There is a further spacious reception room with feature fireplace. There is a powder room and storage cupboards which completes the ground floor.

On the first floor there are five bedrooms. The principle bedroom has a an en-suite bathroom and a dressing room. There are a further three double bedrooms one with an en-suite shower room. There is a further single bedroom and a family bathroom.

The front of the house has an attractive front garden, driveway providing parking for multiple vehicles. To the rear of the property is the beautiful garden, surrounded by mature trees giving it the feeling of complete privacy and patio area great for entertaining. To the side is access to the double garage and driveway where you can also park multiple vehicles.

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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.

























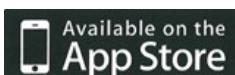
## Approximate Gross Internal Area 3014 sq ft - 280 sq m

Ground Floor Area 1622 sq ft – 151 sq m

First Floor Area 1392 sq ft – 129 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	