

The Avenue, Radlett

£1,295,000 (Freehold)



A charming five bedroom detached family home, tastefully combining both period and contemporary features and offering approximately 2500 sq ft of spacious accommodation arranged over three levels.

The accommodation comprises a welcoming living room which boasts many original features including a charming brick-built Inglenook fireplace and chimney, oak-beamed ceiling and solid wood flooring with a front-facing aspect.

At the rear of the property, you will find a stunning and substantially sized kitchen diner with a snug area offering a cosy TV family space. The recently installed 'Integri Ascoli' kitchen cabinets in Black Anthracite, offer ample fitted wall and base units with a double sink and 'Quooker' tap, integrated 'Neff' and 'Bosch' appliances and beautiful tiled flooring. Having been recently extended, the back of the property now offers beautiful black bifold doors that open seamlessly onto the private rear garden, making for that incredible indoor/outdoor entertaining experience. A handy utility room, boiler room and guest cloakroom completes the ground floor.

On the first floor approached by a bright landing is a principal bedroom with walk-in wardrobe and an en suite shower room, two further double bedrooms, a single ideal for a home office/study, and a modern family bathroom.

A staircase with a light-well leads to the second floor where you will find a substantial loft room with 'Velux' windows and vaulted ceiling, ideal as another bedroom, home office or games room.

01923 852434
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 2388 sq ft - 222 sq m

Ground Floor Area 1093 sq ft – 102 sq m

First Floor Area 873 sq ft – 81 sq m

Second Floor Area 422 sq ft – 39 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			
(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	