

Williams Way, Radlett

£1,750,000 (Freehold)



A well presented detached four bedroom family home situated on one of Radlett's most sought after roads, offering spacious and versatile accommodation ideal for modern family living. This attractive property combines expansive living space with a convenient location close to excellent schools, local amenities, and transport links.

To the ground floor, a generous entrance porch opens into an exceptionally spacious entrance hall, leading to two sizeable reception rooms and a bright and airy kitchen/breakfast room with direct access to the rear garden. The kitchen also provides access to the utility room. The ground floor further benefits from a downstairs study and guest W.C.

To the first floor, a large landing leads to the principal bedroom, which benefits from a walk in dressing room and a modern en suite bathroom. There are three further bedrooms, two of which are double bedrooms with access to a Jack and Jill bathroom. The first floor is completed by a convenient airing cupboard.

To the rear is a stunning, secluded garden extending to approximately 200', mainly laid to lawn and immaculately maintained with a variety of shrubs, plants, and mature trees. The garden further benefits from a patio area, storage shed, and an annex with en suite shower room, which could be utilised as a gym/home office or 5th double bedroom. There is also a double-length covered car port.

To the front, the property boasts a generous frontage with a block-paved driveway providing off-road parking for multiple vehicles.

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Village Estates
70d Watling Street, Radlett
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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.





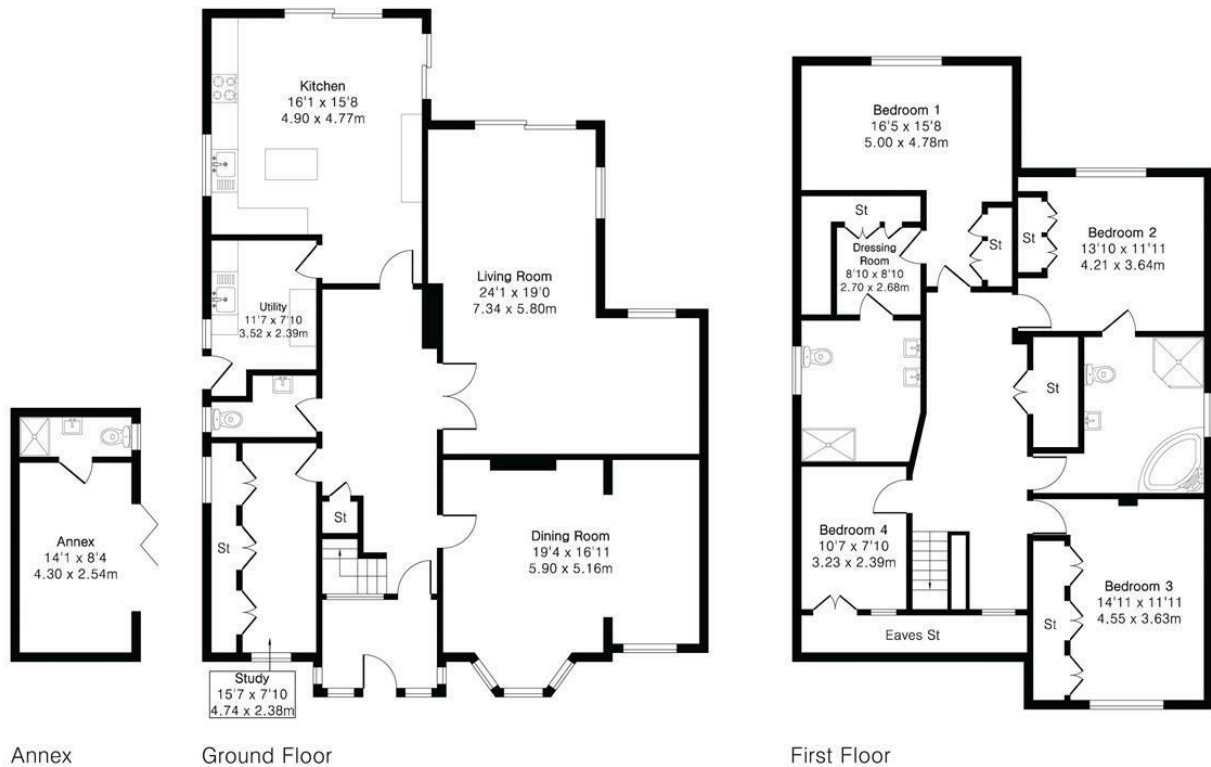


Approximate Gross Internal Area 2780 sq ft - 259 sq m

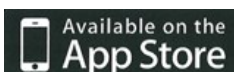
Ground Floor Area 1460 sq ft – 136 sq m

First Floor Area 1174 sq ft – 109 sq m

Annex Area 146 sq ft – 14 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	