

# Beech Avenue, Radlett

## £1,250,000 (Freehold)

**VILLAGE**  
ESTATES



A well presented and chain free four bedroom two bathroom detached family house set in this well known private road in Radlett

Set over predominantly two floors the internal accommodation consists of an entrance hall, guest cloakroom, a large reception room with views over the south west facing lawned garden of approx. 180 ft. in length. There is another reception room with access to the second bathroom and access to the private garden. Finishing the ground floor there is a large kitchen breakfast room with access to a fully fitted utility room.

On the first floor there are four double bedrooms and a family bathroom

Externally to the front is a private driveway with access to a single garage and a landscaped frontage. To the rear there is a terrace leading down to the garden, with an additional garden which is accessed via a bridge over the picturesque brook.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



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.

















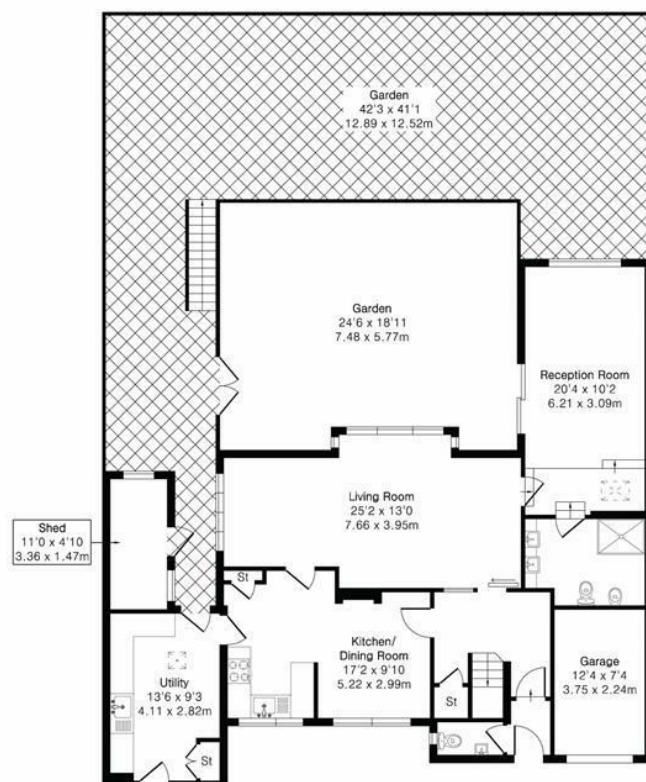


**Approximate Gross Internal Area 1737 sq ft - 161 sq m  
(Excluding Garage)**

Ground Floor Area 1101 sq ft – 102 sq m

First Floor Area 636 sq ft – 59 sq m

Garage Area 94 sq ft – 9 sq m



Ground Floor



First Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	