

**Newberries Avenue, Radlett**

**£1,999,500 (Freehold)**

**VILLAGE**  
ESTATES



Set along the highly desirable Newberries Avenue in Radlett, is this exceptional five bedroom detached family home. The property has been thoughtfully designed and an outstanding finish, offering contemporary living with generous proportions and elegant styling throughout.

As you enter the the ground floor, you are greeted with a stunning entrance hall and a feature staircase. The entrance hall leads to an impressive cinema room an office and to a stunning open plan kitchen dining reception room spanning the rear of the property with seamless large sliding patio doors leading onto the rear garden. The kitchen also allows access to the playroom and a utility room. The ground floor further benefits from a guest cloakroom and additional storage, all enhanced by underfloor heating throughout the entire downstairs level and integrated Sonos sound system.

The first floor is arranged to provide well-balanced living accommodation, with a generous principal bedroom suite overlooking the rear garden and benefitting from walk-in wardrobe with fitted wardrobes and a stylish en-suite bathroom. There are three further well-proportioned bedrooms, including one featuring its own private en-suite bathroom, while the remaining bedrooms are served by contemporary family bath and shower facilities.

To the rear is a good-sized garden measuring approximately 70', which features an astro-turf lawn for easy maintenance and backs directly onto open fields with undisturbed views. The outdoor space also includes a large patio area for outdoor seating and a separate children's play area.

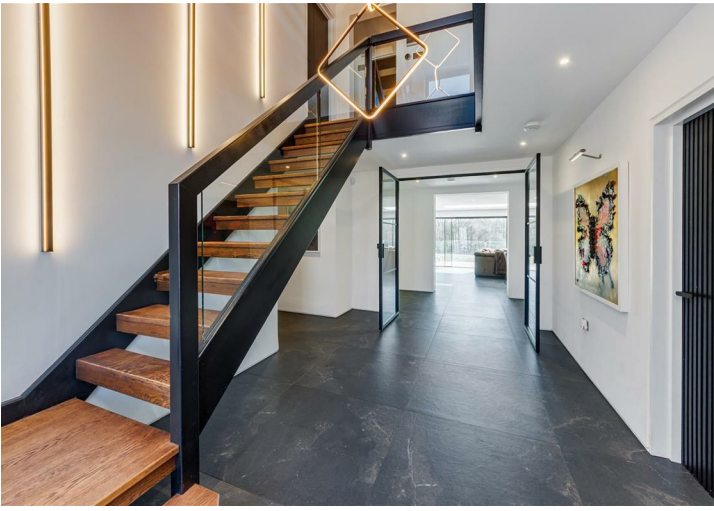
To the front is a substantial driveway which provides excellent off-road parking for multiple vehicles.

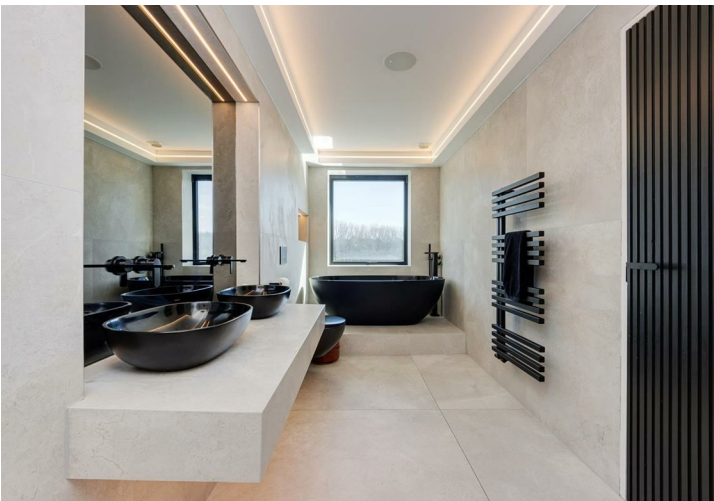
**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
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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 2771 sq ft - 258 sq m**

Ground Floor Area 1316 sq ft – 122 sq m

First Floor Area 996 sq ft – 93 sq m

Second Floor Area 459 sq ft – 43 sq m



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(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	