Loom Lane, Radlett

£3,450,000 (Freehold)

VILLAGE ESTATES

Occupying an exceptional plot on the highly regarded Loom Lane in Radlett. Set within grounds extending to just over 0.5 acres and benefiting from a desirable south-west facing aspect, the house offers generous accommodation arranged over three floors and enjoys a prime position within one of Radlett's most prestigious residential roads.

The ground floor features a welcoming entrance hall leading to a variety of well-proportioned reception rooms, offering excellent flexibility for both everyday family living and formal entertaining. The kitchen is well positioned within the layout and is complemented by additional reception space and a conservatory overlooking the rear garden, allowing natural light to flood the interior and creating a strong connection between the indoor and outdoor spaces. Further benefits include a pantry, guest cloakroom, cellar and direct access to a double garage.

On the first floor, the principal bedroom is complemented by en-suite facilities, with additional bedrooms of excellent size served by further bath and shower rooms. The second floor provides further versatile accommodation, including an additional bedroom and a separate study, making it ideal for home working, guest use or older children.

Outside, the property is approached via an attractive front garden, while the rear garden is a particular highlight. Enjoying a south-west facing orientation and extending across the majority of the 0.5-acre plot, the garden offers a high degree of privacy, is predominantly laid to lawn and features a private tennis court, providing a rare and highly desirable recreational facility within a residential setting.

Added benefits of the property is the opportunity for a purchaser, seeking to build their dream home, as the property offers excellent potential for extension and enlargement, subject to the necessary planning permissions.

01923 852434

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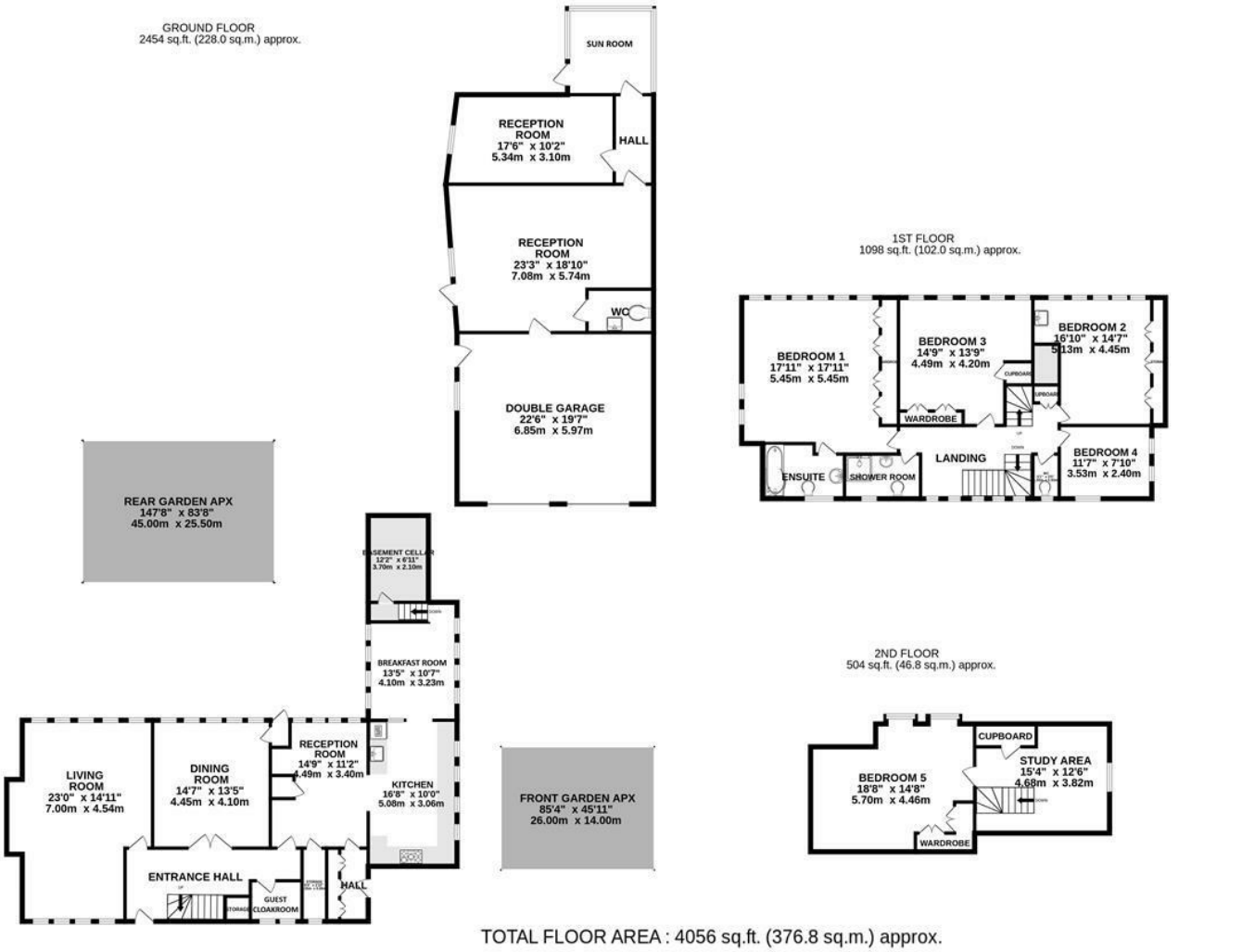
PRO-FORM



TOTAL FLOOR AREA : 4056 sq.ft. (376.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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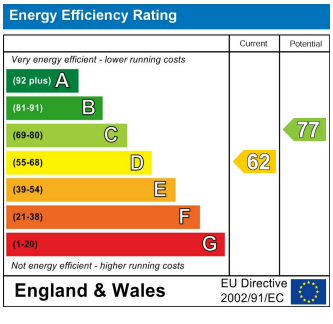
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