

Woodlands, Radlett

£1,395,000 (Freehold)



A four bedroom detached family home which offers bright and spacious living accommodation. The property is situated in a conveniently located cul-de-sac, within a few minutes flat walk of Radlett's high street and mainline station.

Through double front doors you are greeted by a bright and spacious entrance hall, featuring an attractive exposed brick wall, an elegant open-plan staircase and a striking floor-to-ceiling window that floods the space with natural light. This welcoming space leads into a spacious dining room and adjoining double aspect living room both of which have sliding patio doors to the secluded garden. The entrance hall, dining room and living room all benefit from solid oak wood flooring.

Next to the dining room is a generous, separate kitchen and breakfast room, fully equipped with premium integrated appliances including a Quooker instant boiling water tap. The kitchen benefits from quartz worktops and an extensive range of storage units. The ground floor layout offers exceptional versatility, featuring a further separate living room or home office, a practical utility room, a cloakroom, and direct internal access to the double garage.

The light filled gallery landing on the first floor leads into the four double bedrooms and family bathroom. The principal bedroom includes fitted wardrobes and spacious en-suite bathroom with a separate shower and bath. The second and third double bedrooms similarly include fitted wardrobes. There is a further double bedroom and a large family bathroom also with a bath and separate shower.

To the rear is an approx. 50' secluded well maintained garden complete with a large patio area.

To the front is a generous block paved driveway which provides ample off-road parking.

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.





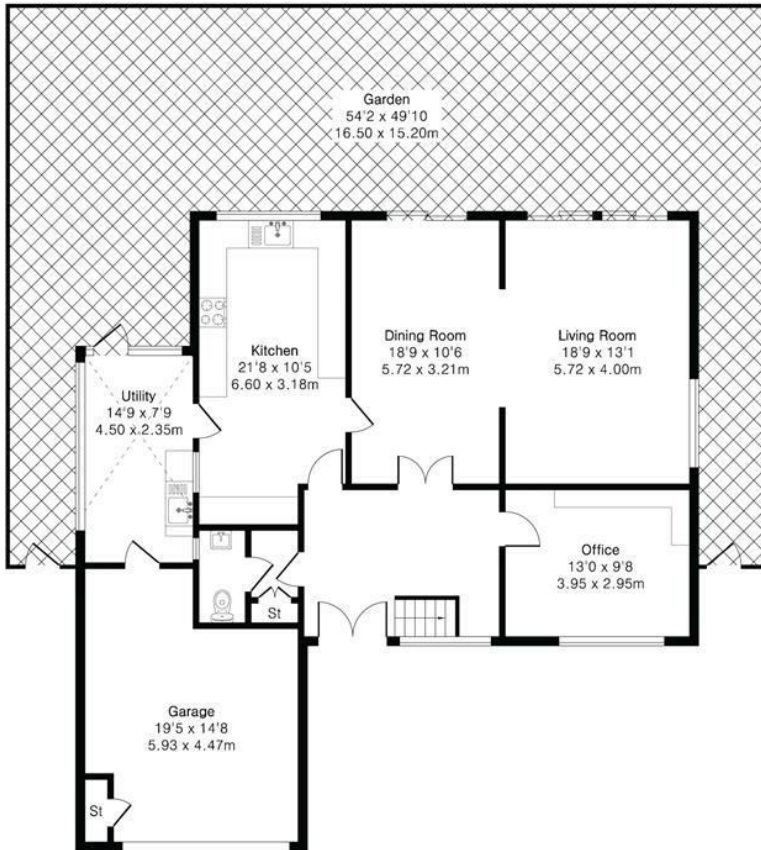




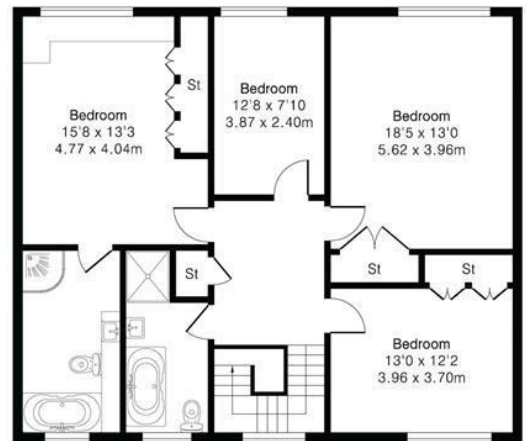
**Approximate Gross Internal Area 2455 sq ft - 228 sq m
(Including Garage)**

Ground Floor Area 1420 sq ft – 132 sq m

First Floor Area 1035 sq ft – 96 sq m



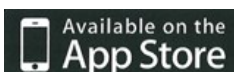
Ground Floor



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)	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		71	80
		EU Directive 2002/91/EC	