

Newberries Avenue, Radlett

£1,999,995 (Freehold)



A beautiful five-bedroom detached family home in one of Radlett's most sought after roads. The house was refurbished to a superb standard and has been maintained to a high level by the current owners.

The ground floor has a welcoming and spacious entrance hallway which gives access to a large living room, a TV room with bifold doors and a stunning Hacker kitchen/dining room containing numerous Siemens appliances also with bi-fold doors opening onto a large patio area and the private south west/west facing rear garden. The ground floor also comprises a guest toilet and a large utility room which provides access to a single garage with a Podpoint wall mounted car charger and also a secondary entrance to the patio and garden.

The first floor has a large hallway which leads to the impressive principle bedroom with Duravit fitted en-suite bathroom with a stunning D shaped bath and a large amount of wardrobe space. The 2nd double bedroom comprises built in wardrobes with an en-suite Roca supplied shower room, The 3rd double bedroom has some built in storage whilst bedroom 5 is sized for a single bed and is currently used as a study. There is also a stunning family bathroom.

The second floor comprises a very large 5th double bedroom with built in wardrobe space, a well appointed Roca fitted bathroom adjoins which also has access to a considerable amount of additional storage space in the eaves.

To the rear is a large south west/west facing garden which can be accessed from the kitchen, the rear TV room and utility room. The garden features a large patio area which is great for entertaining and has mature shrubs which give the feeling of being private and secluded. A free standing shed with power and lighting together with numerous power points and hot and cold water taps provide additional amenities.

To the front is a block paved driveway offering off street parking for multiple cars. Additional outdoor power and cold water taps have also been installed.

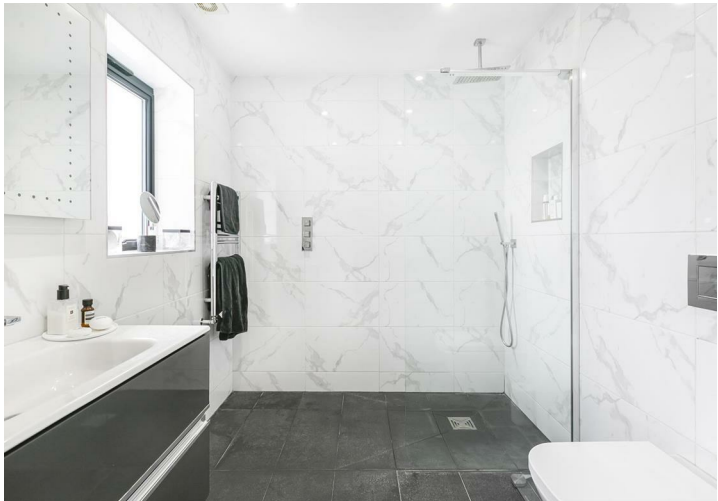
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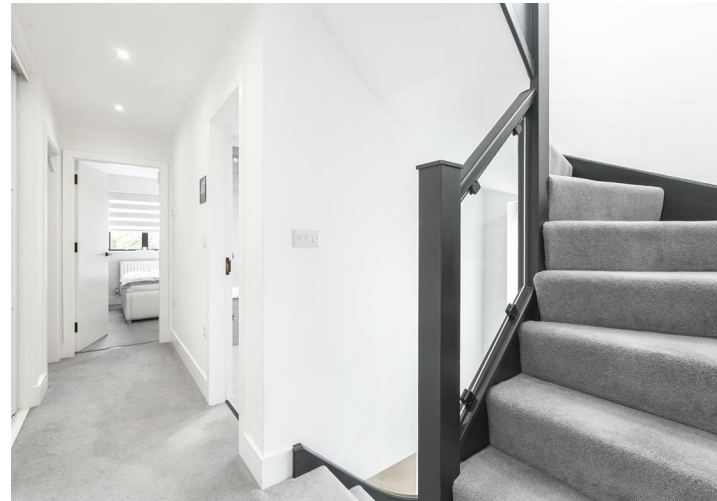


Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

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.









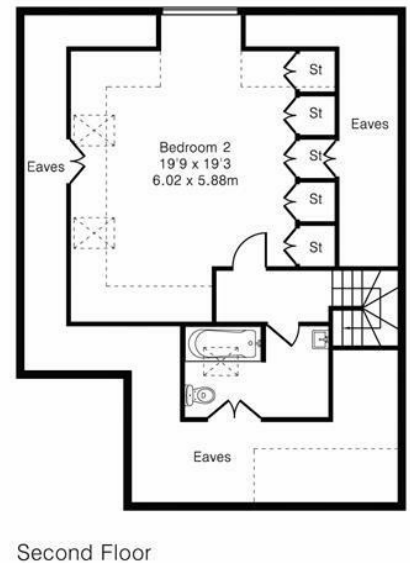
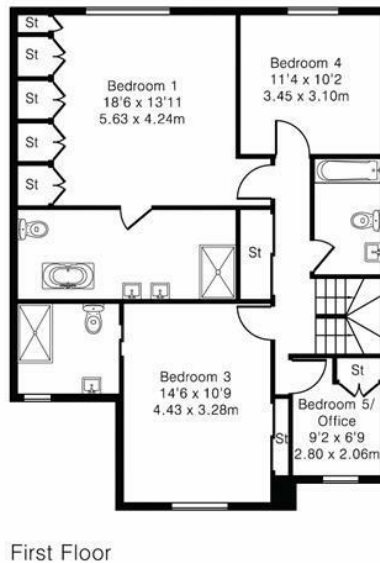
Approximate Gross Internal Area 2763 sq ft - 257 sq m

Ground Floor Area 1221 sq ft – 113 sq m

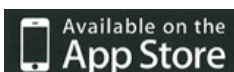
First Floor Area 868 sq ft – 81 sq m

Second Floor Area 496 sq ft – 46 sq m

Garage Area 178 sq ft – 17 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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		74	80
		EU Directive 2002/91/EC	