

# The Pathway, Radlett

## Guide Price £3,950,000 (Freehold)

**VILLAGE**  
E S T A T E S



An impressive five bedroom detached family home in one of Radlett's most sought after roads. Built approximately 25 years ago by the current owners to an exacting standard and maintained to the highest level, the home offers over 6,400 sq ft of versatile living accommodation set over 3 floors. Features include an open plan kitchen dining reception room with patio doors opening to the private rear garden, a stunning master bedroom suite with ensuite bathroom and a further 4 double bedrooms.

The property comprises: a welcoming entrance hallway with feature staircase, an open plan kitchen dining reception room with spacious lounge area and patio doors opening to the private rear west facing garden. The kitchen leads onto a swimming pool, with patio doors to the garden and separate changing rooms including a shower and WC. A separate dining room and reception room with feature fireplace dividing the room. The ground floor is completed by a large office, a WC and a utility room, leading from the kitchen and with separate access to the side of the house.

The first floor has a galleried landing which leads to the impressive, large master bedroom with separate en-suite bathroom with, a bath, walk in shower and his and hers sinks. The master bedroom suite also has many wardrobes and its own dressing area. There are a further three double bedrooms and 2 bathrooms (one en-suite and one Jack and Jill bathroom). There is a study/5th bedroom to finish off the first floor. The home is completed by the second floor which boasts a large family room, which could be made into two double bedrooms or a play room and cinema room.

The garden features a large patio area, great for entertaining and mature hedges and trees give the feeling of being private and secluded. Additional features of the property include, a triple garage, a gated driveway and plenty of opportunities to increase the sqft of the house (subject to planning permission).

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



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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.







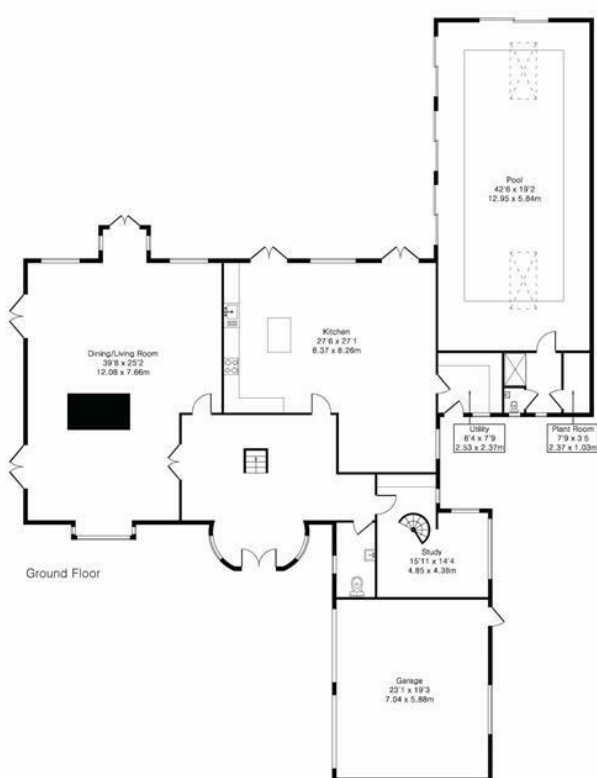




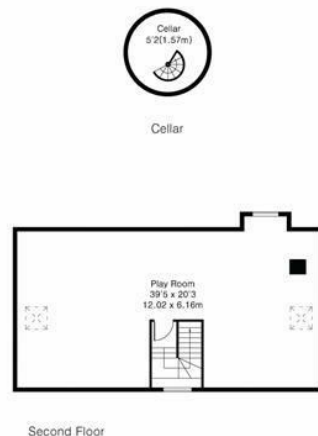




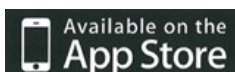




Approximate Gross Internal Area 6456 sq ft – 600 sq m  
 Ground Floor Area 3522 sq ft – 327 sq m  
 First Floor Area 2042 sq ft – 190 sq m  
 Second Floor Area 808 sq ft – 75 sq m  
 Cellar Area 83 sq ft – 8 sq m



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	76	78
(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	