

# Newlands Avenue, Radlett

£3,100 ()

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



An Opportunity to live on one of the finest roads in Hertfordshire, Newlands Avenue...

Available July 2024 for 12 months only on an unfurnished basis. The property is due to be demolished in 2025 so this is let on an 'as seen' basis.

The house itself was built in the 1930s and is a fine example of a family home. It boasts a large front garden and carriage driveway. It has a large extended reception room overlooking the secluded private garden, dining room, breakfast room, kitchen and downstairs cloakroom. Upstairs you find the main bedroom also overlooking the stunning rear garden with en-suite and fitted wardrobes. There are 3 further double bedrooms and a single bedroom along with a family bathroom, separate WC and access to the large loft space.

Newlands Avenue is one of Radlett's most sought after locations and is ideally situated a short distance of local amenities, including shops, restaurants, and places of worship, as well as the Thameslink Station with access into London via Kings Cross St Pancras in approximately 22 mins. Radlett offers a variety of outstanding schooling nearby, including Haberdasher's Askes, Radlett Prep, Edge Grove and Aldenham. Newlands Avenue also enjoys excellent road and public transport links including the M1, M25 and A1(M).

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

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.









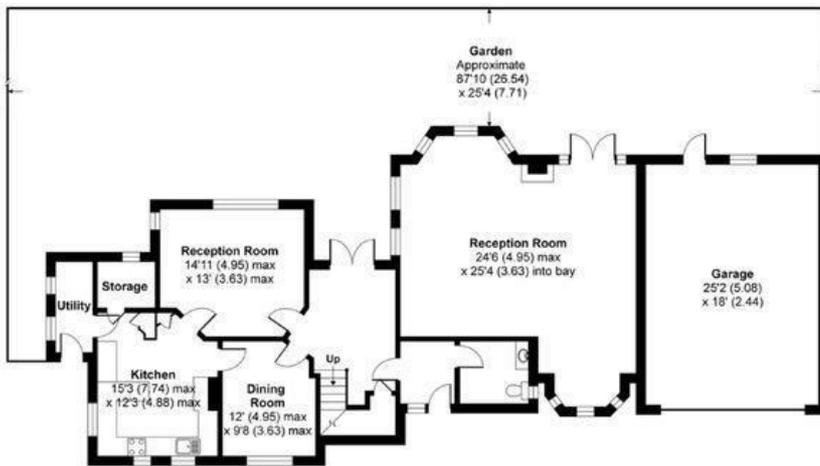
## Newlands Avenue, Radlett, WD7

Approximate Area = 2629 sq ft / 244.2 sq m

Garage = 453 sq ft / 42.1 sq m

Total = 3082 sq ft / 286.3 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Stations. REF: 728275



Available on the **App Store**



ANDROID APP ON **Google play**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(61-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	