



SUSMANS
ESTATES

Newberries Avenue, Radlett, WD7 7EP

Guide Price £2,775,000 Freehold



A newly built , detached family house spanning over three levels. Air conditioning, underfloor heating, bi folding doors and sumptuous fittings throughout complete this tremendous property, ready for occupation, end of 2025

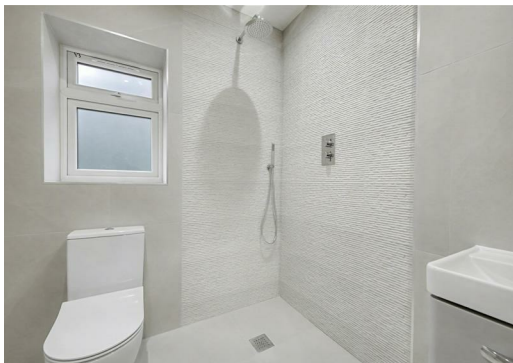
Externally the property will benefit from off street parking on a block paved driveway for approx 5 cars whilst the rear expansive lawned garden faces predominantly West. Set off a large patio accessed from the open plan kitchen family room which leads seamlessly into the first of the three reception rooms. Two of which are split level and open to each other with the third, seperate reception/ bedroom six if required. Serviced by a ground floor shower room, ideal should disbled access be required. A further utility room and study complete this floor.

Above on the first floor are four double bedrooms (two en suite) with ample fitted hand built storage wardrobes, and a family bathroom with a jacuzzi. Above on the top floor is a larger master suite again with ample built in wardrobes and additional storage, with air conditioning and its en suite bathroom.

Perfectly positioned centrally in Radlett for all transport links, which include Radlett's Mainline Station offering direct access into London (under 26 minutes) via West Hampstead or into St.Pancras in under 30 minutes.

Radlett's high street has numerous places of worship, restaurants, coffee shops, and a library within the Radlett centre which hosts numerous shows, and concerts throughout the year. Schools include several state & private, from reception through to secondary. Manor Lodge, Edge Grove, Newberries, St.Johns, Radlett Prep, Haberdashers and Aldenham, all being close by.

■ FIVE/ SIX double bedrooms newly built family house ■ Hi tech features include air conditioning, under floor heating , bi folding doors ■ Tremendous open plan split level kitchen / family room opens directly onto the rear garden ■ Fully fitted and modern kitchen, Siemens appliances with a large Island ■ Rear 100ft predominantly West facing patio and garden ■ Off street parking for approx 5 cars ■ 10 year insurance backed warranty ■ Ready for occupation before year end 2025 ■ Pictures depict house carpeted *





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area
Ground Floor = 142.4 sq m / 1,533 sq ft
First Floor = 88.5 sq m / 953 sq ft
Second Floor = 57.0 sq m / 613 sq ft
Total = 287.9 sq m / 3,099 sq ft
(Including Eaves)



Illustration for identification purposes only,
measurements are approximate, not to scale.
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VIEWING

Strictly by appointment with Susmans Estates

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EPC Rating

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