



SUSMANS
ESTATES

Watling Knoll, Radlett, WD7 7HW
Asking Price £1,825,000 Freehold



Set well back from the road and approached via a carriage driveway, this recently refurbished and extended four/five-bedroom detached period family home offers generous and beautifully balanced accommodation throughout. A standout feature is the impressive open-plan living space, which opens seamlessly onto the predominantly west-facing rear garden through a full wall of bi-folding doors, creating an excellent environment for both everyday family living and entertaining.

The ground floor is thoughtfully arranged and includes a versatile fifth bedroom or television room with its own en suite, ideal for guests. In addition, a separate side annex has been specifically designed as a home office, gym or study, complemented by a further shower room. A guest cloakroom and pantry complete this level.

To the first floor, the principal bedrooms and family bathroom provide well-proportioned accommodation. Subject to the necessary planning consents, there is scope for further extension and enhancement, including additional first-floor accommodation and a potential loft conversion.

Watling Knoll is ideally positioned within a comfortable walk of Radlett village (approximately twelve minutes), offering a selection of boutique shops, cafés and restaurants. Radlett Station provides a direct service into London St Pancras in under 30 minutes, while the M25, M1 and A41 are conveniently accessible. The area is particularly well regarded for its schooling, with an excellent choice of state and independent schools including Newberries Primary, Radlett Prep, Edge Grove, Haberdashers' and Aldenham, together with a range of local places of worship.

- Detached family 4/5 Bedroom family house
- Carriage Driveway and west facing large rear garden
- Parking for several cars, side annex for office / gym
- Walking distance to high street and station
- Well presented and chain free
- EPC C / Council tax band G / gas central heating/ mains drainage and sewage
- Air conditioning and wired for sound



PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



VIEWING

Strictly by appointment with Susmans Estates

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating **C**

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