



**SUSMANS**  
ESTATES

The Avenue, Radlett, WD7 7DW

Asking Price £2,565,000 Freehold

## The Avenue, Radlett, WD7 7DW

\*\*\*\* GET READY FOR SUMMER WITH A SWIMMING POOL VIEWING THIS WEEKEND \*\*\*\*

A wonderful character family home extending to approximately 3,800 sq ft (350 sq m), set within a generous plot of around one third of an acre, with an impressive 80ft frontage. Discreetly positioned behind a mature hedge and approached via a private driveway, the property enjoys a charming front garden, off-street parking for several vehicles, an integral double garage, and a rear garden featuring an outdoor swimming pool.

Internally, this well-proportioned home offers four/five bedrooms, two reception rooms, and a separate kitchen which opens into a spacious breakfast/family room set beneath a distinctive bonnet-style canopy roof, with windows providing 180-degree views over the rear garden. A utility room and guest WC complete the main accommodation.

A separate entrance provides access, if required, to a side annexe on the ground floor, comprising a large games room, bathroom, guest WC and sauna, offering excellent flexibility for guests, leisure use, or extended family living.

To the rear, the garden extends to approximately 100ft in width and features the outdoor swimming pool, creating an ideal space for entertaining and family enjoyment.

Transport links include Radlett's mainline station, offering direct services to London in under 26 minutes via West Hampstead, or to St Pancras in under 30 minutes.

Radlett High Street provides a wide range of amenities including places of worship, restaurants, cafés, and a library within the Radlett Centre, which hosts a variety of shows and concerts throughout the year. The area is also well served by excellent state and private schools, including Manor Lodge, Edge Grove, Newberries, St John's, Radlett Prep, Haberdashers' and Aldenham, all within easy reach.

Mains gas central heating | Mains drainage | EPC: D | Council Tax Band: H

- 3800 SQ FT
- Character Detached House
- 4/5 Bedrooms, Three Bathrooms ( two en suite)
- Large Rear Garden with Swimming Pool
- Set in approx a third of an acre plot
- Annexe with games room, Bathroom, WC & sauna
- Double garage & off street parking





## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



First Floor  
Area: 1599 ft<sup>2</sup> ... 148.5 m<sup>2</sup>



Ground Floor  
Area: 2185 ft<sup>2</sup> ... 203.0 m<sup>2</sup>

Total Area: 3804 ft<sup>2</sup> ... 353.4 m<sup>2</sup>

All measurements are approximate and for display purposes 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 D

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