



**111 Harper Lane, Radlett
Herts WD7 9HG
Guide Price £975,000**

Situated between Radlett & St Albans is this stunning semi-detached house on a sizable plot where the tree-lined garden alone is c1/4 acre. This immaculately maintained property has recently been fully renovated to a very high standard by the current owners, offering versatile family living spaces. The property sale includes an additional title, which has the potential to utilise the 'plot' to the side of the house to construct an additional property or an annexe supplementary to the main house (stpp).

The living space is c2,000sqft comprising of three/four bedrooms & three bathrooms. Upstairs is a master suite with dressing area & ensuite, two further double bedrooms (one ensuite) & a family bathroom.

Downstairs offers a very spacious open plan kitchen/dining area perfect for cooking, dining and entertainment, along with a separate utility room. There is also a generous-sized living room with bifolds to the garden to fully enjoy seamless indoor-outdoor living, and a further reception room (currently used as bedroom four) and a downstairs wc.

The property also benefits from a carriage driveway offering parking for up to c6 cars, front garden, a large southerly aspect mature rear garden (c150ft) with a substantial 'Green Retreats' outbuilding (c250sqft) offering a garden office, additional living space & separate storage room, all fully air conditioned.

Viewing is strongly recommended.



Entrance Hall

WC

Bedroom Four/Reception
11'4 x 9'10 (3.45m x 3.00m)

Lounge
21'1 x 15'10 at max points (6.43m x 4.83m at max points)

Kitchen Diner
23' x 11'2 (7.01m x 3.40m)

Dining Room
11'7 x 8'8 (3.53m x 2.64m)

Utility Room
101 x 6'5 (30.78m x 1.96m)

Landing

Master Bedroom
11'8 x 9'3 (3.56m x 2.82m)

Dressing Room
8'5 x 6'1 (2.57m x 1.85m)

En-Suite Shower Room

Bedroom Two
11'10 x 11'5 (3.61m x 3.48m)

En-Suite Shower Room

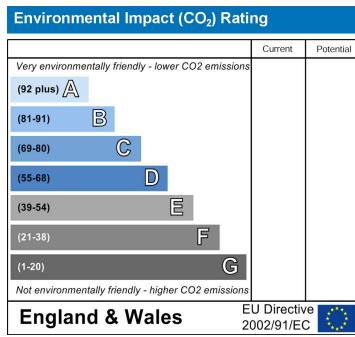
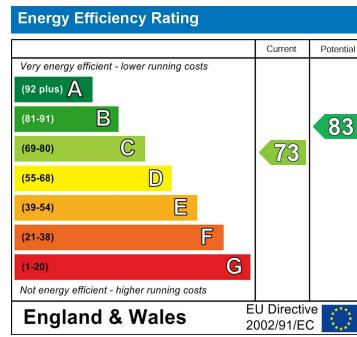
Bedroom Three
10'3 excluding wardrobes x 9'9 (3.12m excluding wardrobes x 2.97m)

Family Bathroom

Rear Garden

Parking
Driveway for up to 6 cars in front of the property

Outbuilding
19' x 11'4 (5.79m x 3.45m)
Plus additional storage room attached.





Ground Floor
Area: 1052 ft² ... 97.7 m²

Total Area: 1993 ft² ... 185.1 m² (Including Outhouse)
All measurements are approximate and for display purposes only

First Floor
Area: 677 ft² ... 62.9 m²



Your *home* is our business'



20 Andrew Close, Shenley | Herts WD7 9LP
Tel: 01923 856464 | Email: info@shenleyestates.com

