



Little Manor The Avenue

Radlett, WD7

P.O.A

- Premier Radlett Location
- 4 Bedroom
- 2 Bathroom (1 En Suite)
- L-Shaped Living Room
- Fitted Kitchen/Breakfast Room
- Dining/Family Room
- Carriage Driveway
- Extension Opportunity S.T.P.P.



T: 01923 537 111



"Little Manor" is a character four bedroom detached family home situated on The Avenue, one of Radlett's premier locations in the heart of this delightful village. Set behind an impressively deep frontage and carriage driveway providing ample off-street parking, this recently refurbished property offers spacious accommodation comprising: An entrance hall, guest cloakroom, study/utility room, L-shaped reception and TV room, large fitted kitchen/breakfast room and a grand life-style dining/family room with direct access to the rear garden are all to be found on the ground floor. Approached by a bright and airy landing, the first floor offers a stunning master bedroom with en suite shower room, two further double bedrooms with built in wardrobes, bedroom four currently arranged as a dressing room for the master bedroom and a stylish family bathroom.

This well presented property also features beautiful tiled flooring and under-floor heating to the ground floor and both bathrooms.

Externally to the rear is a private garden with a paved patio ideal for al fresco entertaining and leading to a good sized area of lawn bordered by flowerbeds and a timber built storage shed.

The Avenue is located just a short stroll from Radlett's array of shops, boutiques and restaurants as well as the Mainline train station with direct access to Central London and is just a short drive to major road links including the M1, M25 and A1 Motorways.

The area also boasts several of the counties top performing schools including Radlett Preparatory, Edge Grove, Aldenham School and Haberdashers Askes.

The vendors have informed us that "Little Manor" has previously been granted planning permission for a substantial five bedroom four bathroom residence.

GROUND FLOOR

ENTRANCE HALL

GUEST CLOAKROOM

KITCHEN/BREAKFAST ROOM

18' 8" x 13' 10" (5.69m x 4.22m)

LIVING ROOM

17' 2" x 9' 10" (5.23m x 3m)

TV ROOM

11' 9" x 8' 7" (3.58m x 2.62m)

STUDY/UTILITY ROOM

9' x 7' 7" (2.74m x 2.31m)

DINING/FAMILY ROOM

25' 7" x 16' 7" (7.8m x 5.05m)

FIRST FLOOR

LANDING

MASTER BEDROOM

17' x 10' 10" (5.18m x 3.3m)

EN SUITE SHOWER ROOM

BEDROOM TWO

14' 6" x 11' 5" (4.42m x 3.48m)

BEDROOM THREE

12' 10" x 9' 11" (3.91m x 3.02m)

DRESSING ROOM/BEDROOM FOUR

11' 4" x 8' 2" (3.45m x 2.49m)

FAMILY BATHROOM

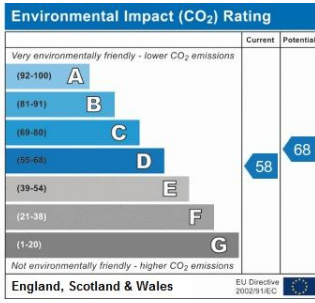
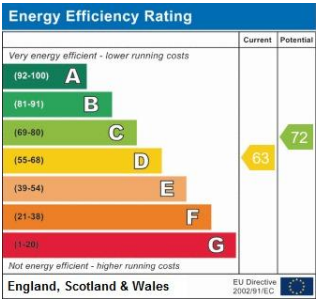
EXTERIOR

FRONTAGE

A private frontage of approximately 59' deep with an impressive carriage driveway providing ample off-street parking for several cars, trees providing extra privacy, curved area of lawn and high hedging.

REAR

Private garden with paved patio entertaining area leading to good sized area of lawn bordered by flowerbeds with assorted plants and shrubs and a timber storage shed.



COUNCIL TAX BAND

Tax band G

TENURE

Freehold

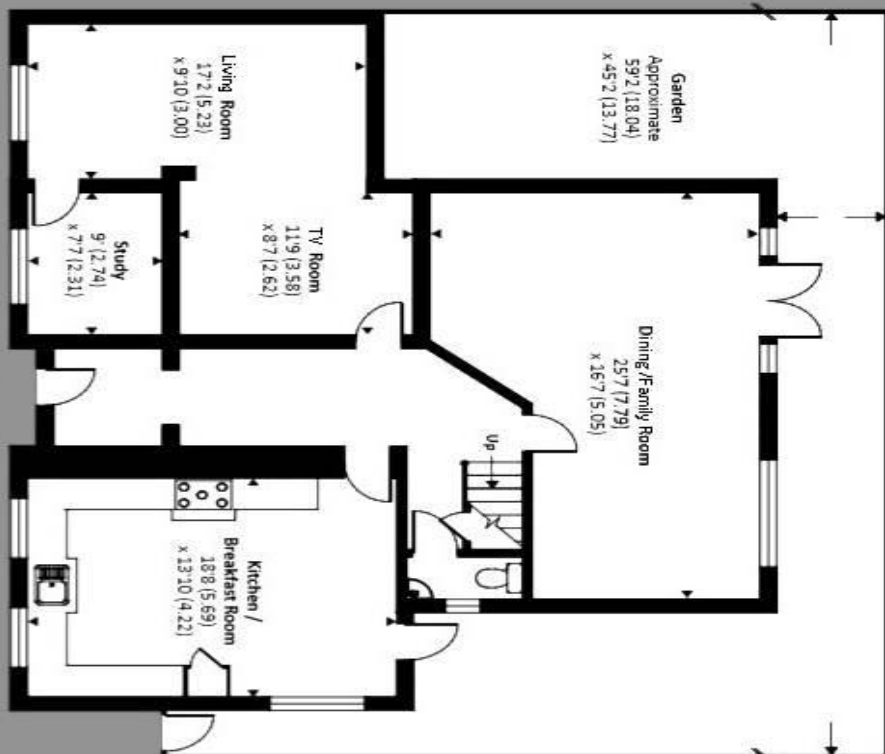
LOCAL AUTHORITY

Hertsmere Borough Council



The Avenue, WD7

APPROX. GROSS INTERNAL FLOOR AREA 2094 SQ FT 194.5 SQ METRES



For Illustration Purposes Only - Not To Scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements