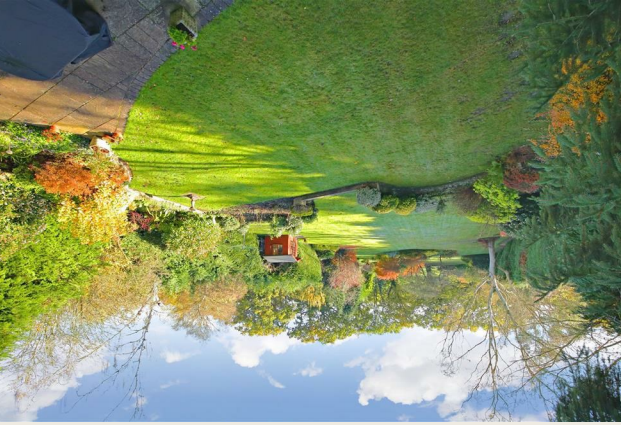
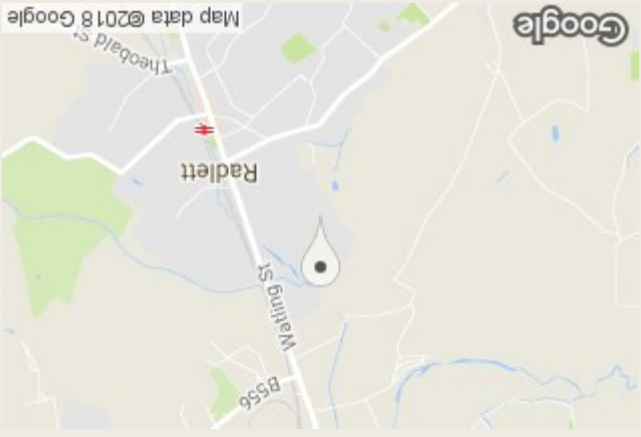


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	61
Potential	76

**Energy Efficiency Rating**



Approx. Gross Internal Area: 3014 ft<sup>2</sup> ... 280.0 m<sup>2</sup> (including Garden store, Excluding Garage)

Ground Floor

First Floor

Newlands Avenue WD7

Rear Garden extends to 74m...240ft

Garage 2.4m x 4.8m

Carriage Drive

LUMLEY ESTATES

**LUMLEY ESTATES**



**Newlands Avenue, Radlett Freehold**

**Tel: 01923 853 366**  
**Email: info@lumleyestates.co.uk**



**Newlands Avenue**  
**Radlett**  
**Hertfordshire WD7 8EJ**



This well maintained Wiggs built detached character family home is situated in arguably Radlett's finest road, Newlands Avenue. Set on a secluded mature plot of over half an acre, with a glorious South West facing rear garden extending to 250ft in depth, the property backs onto green belt open countryside and offers bright airy accommodation over two floors.

A sweeping carriage drive with parking for several vehicles leads to the property, which comprises of a large entrance hall, four reception rooms, 22' kitchen / diner with utility room and downstairs W/C with the upstairs benefiting from five bedrooms with the master having an en suite bathroom.

Radlett and surrounding areas are renowned for its wide choice of schools, both in the state and private sector, while excellent transport links are all within easy reach, including the M25, A1 (M) and M1. Newlands Avenue is a short walk to Radlett village with its mainline rail station offering a fast service into London St Pancras (approx 27 mins), and the high street has a great selection of shops, restaurants and places of worship. The area is surrounded by beautiful greenbelt countryside and offers a large choice of leisure activities.

