



Watford Road  
Radlett | Hertfordshire | WD7 8LE

FINE & COUNTRY

RADLETT | HERTFORDSHIRE

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A very rare and unique opportunity to acquire a superb Radlett family home on a substantial plot of just under one acre. This offers tremendous scope to a potential purchaser to extend, refurbish or develop.

Planning Permission was granted by Hertsmere Borough Council on October 2016 to build two luxury 5 bedroom detached houses, each with its own access, at the front of the plot. One detached house would be in a similar location to the garage and the second detached house would replace the existing property. The existing application deems that a third plot will remain to the rear of the property or both new properties. Planning is being currently sought by the current owners for permission to build a 5 bedroom luxury house on the rear plot. The current owner is in addition seeking planning for the existing house to remain, be extended and refurbished with one new luxury 5 bedroomed home adjacent to it (where the garage is situated). Both properties again would have their own separate entrance. The plot to the rear would share access with the entrance on the opposite side of the garage. The current owner would consider the sale of the separate and individual building plots.



Radlett is within the M25 and 3 miles from Junction 5 of the M1 Motorway. There is a frequent commuter rail service that connects Radlett railway station to south and central London. It is 28 minutes by train to St. Pancras International, terminus of the Eurostar. The train is 20 minutes to West Hampstead where it connects with the London Underground Jubilee Line. There are also train services to London Gatwick and London Luton airports, whilst London Heathrow is a forty-minute drive away.

Radlett is one of the most prosperous places in Britain and within a short distance from the village there are an exceptional number of top independent and state funded schools. Edge Grove, Aldenham, Haberdashers' Aske's School, St Albans and Watford Grammar. In the wider area Haileybury, Merchant Taylors, St Helens and Berkhamstead are easily accessible for pupils. Radlett is a delightful large village in Hertfordshire, 16 miles from Central London. Over the past few years, with the combination of Radlett's close proximity to London and good transport links, it has become an exceptionally desirable area.



The current house is both attractive and spacious with character features prevalent throughout. The downstairs living accommodation provides an array of flexible living space: The welcoming entrance hall grants access into the primary living areas, with doors leading to the substantial open plan kitchen / breakfast room, lounge, dining room with wood panelled walls, working fireplace and doors onto the garden. The west wing of the property houses the second reception room which again encapsulates that character feel, benefitting from a large bay window, an additional fireplace and beautiful beamed ceilings.















On the first floor, the accommodation currently comprises: five bedrooms, dressing room and three bathrooms, two of which are en suite.





At the top of the house is a huge attic running the width of the house offering fantastic storage or the ability to extend the upstairs accommodation, subject to planning permission.





The house is approached via electric gates with a capacious driveway with shrubs and trees. There is a detached double garage and, to the rear, a lovely garden, complete with swimming pool and terrace.

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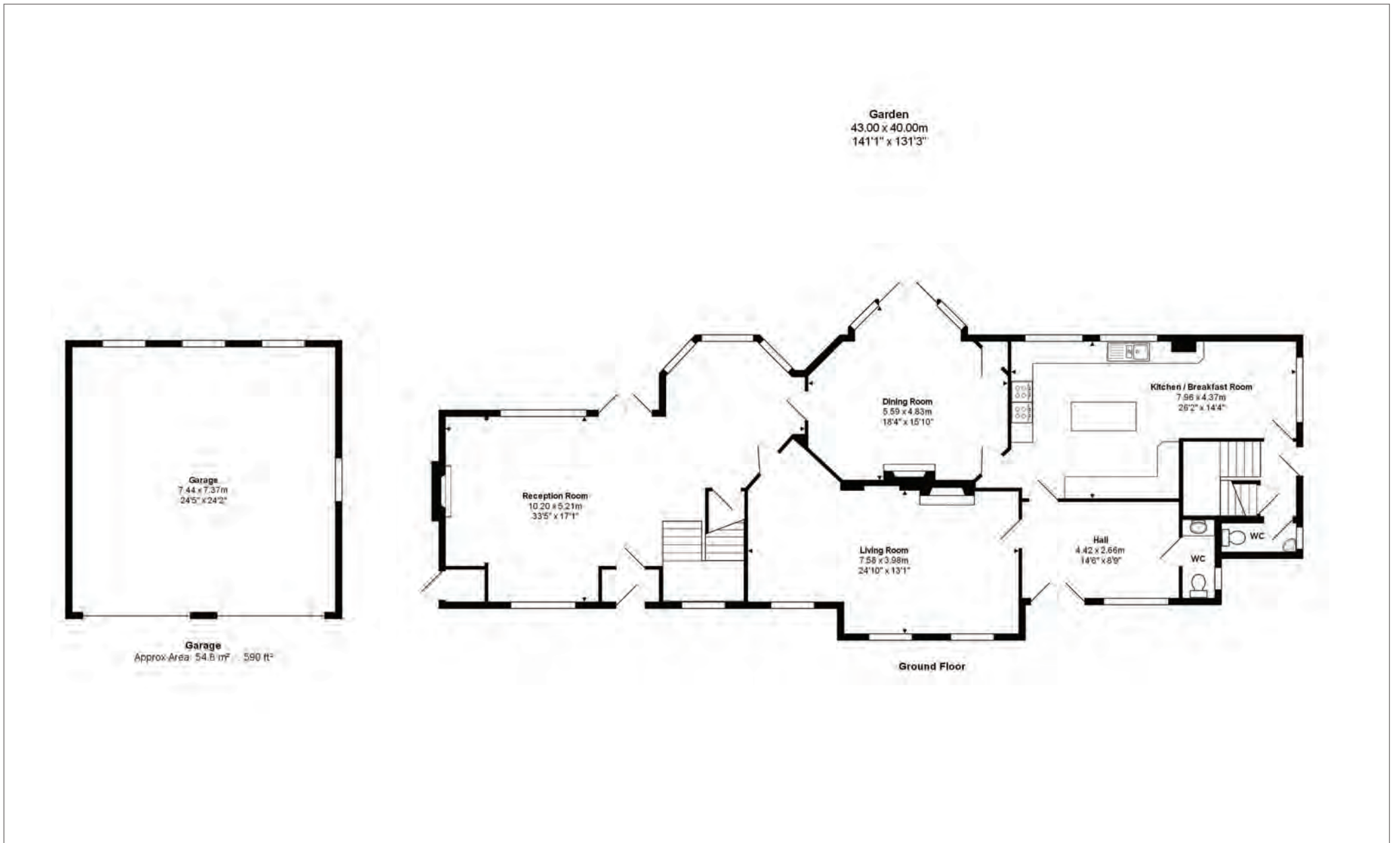




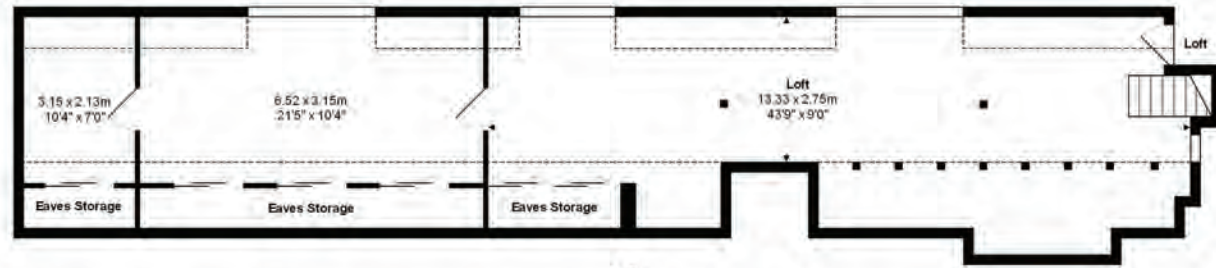








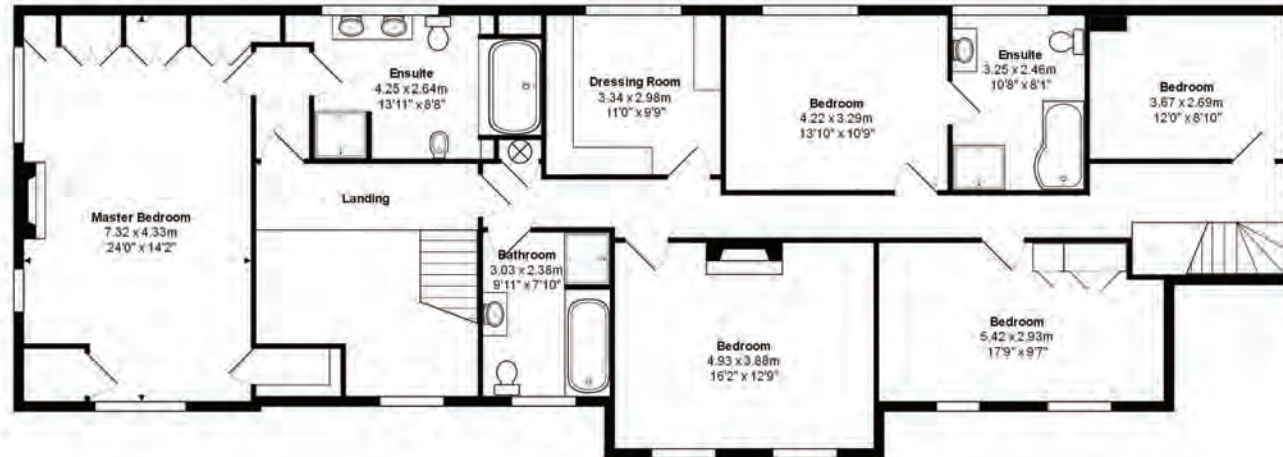
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Loft  
Approx Floor Area (Including Eaves Storage) : 86.4 m2 ... 930 ft2



Basement



First Floor



Approx Area : Main House - Basement, Ground & First Floor : 355 m2 ... 3821 ft2

All measurements are approximate and for display purposes only.  
This floor plan should be used for illustration purposes only and in no way should be used to value a property for the basis of any sale or let.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 01.02.2017



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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