



23 Aldenham Road

Radlett, WD7 8AU

Guide Price £799,950



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A spacious four bedroom three bathroom semi detached Edwardian family home located just a short stroll from Radlett Village shops, restaurants, cafes and mainline station with direct access to Central London. While retaining much of the charm and character of its period, the property will require some modernisation. Features including high ceilings, decorative coving, picture rails and large windows providing plenty of natural light and further benefitting from solar PV panels, helping to keep electricity bills lower, and an electric vehicle charging point. There are also well maintained front and rear gardens with parking for two/three vehicles and a garage/workshop approached from an access road to the rear. This character house offers 1435 sq ft of accommodation and comprises: an entrance porch and hallway with guest cloakroom gives access to a bay fronted living room with double doors to a spacious dining room. To the rear of the property is a bay fronted breakfast room, fitted kitchen and utility room with a downstairs shower.

On the first floor are two spacious double bedrooms, one with en suite shower room, as well as two further decent single bedrooms and a family bathroom. This delightful period property oozes charm and original features throughout and would make a wonderful home for a family wishing to be in the heart of Radlett. Offered chain free an early appointment to view is highly recommended.

Ground Floor

Gated entrance to steps and elevated ramp leading to front of property and double wooden front doors.

Porch

Tiled flooring, decorative coving, step to wooden and stained glass inner front door.

Entrance Hall

Dado rail, decorative coving, wall-mounted radiator, cloaks and storage cupboards, laminate flooring, stairs to first floor.

Guest Cloakroom

White wash hand basin, low-level WC, part tiled walls, laminate flooring.

Living Room

15'1 x 13'1 (4.60m x 3.99m)

Feature decorative fireplace, picture rails, decorative coving, carpeted, three wall-mounted radiators, large bay window to front aspect, double doors to dining room.

Dining Room

12 x 12 (3.66m x 3.66m)

Picture rail, decorative coving, carpeted, two wall-mounted radiators, obscure glazed window to side aspect, window to rear aspect.

Breakfast Room

11'8 x 11'8 (3.56m x 3.56m)

Decorative wall panelling, bay window to side aspect overlooking garden, ceiling and wall-mounted lights, laminate flooring, opening to kitchen.

Kitchen

11'8 x 11'8 (3.56m x 3.56m)

Range of white gloss wall and base units with Quartz worktops and panelled splash backs, white composite one and a half bowl sink with matching mixer tap, undercounter oven and grill, 'Neff' electric hob, space for dishwasher, wall-mounted radiator, tile effect laminate flooring, window to side aspect, obscure glazed door to utility room.

Utility Room & Shower

Range of white gloss wall and base units with complimentary worktops and panelled splash backs, stainless steel sink and drainer with chrome mixer tap, space for washing machine, space for undercounter fridge and freezer, glazed shower cubicle with wall-mounted chrome controls and shower riser, tiled flooring, UPVC and obscure glazed door to side aspect, window to rear aspect.

First Floor

Landing

Split landing, decorative coving, access hatch to loft, light tunnel giving extra natural light, carpeted.

Bedroom One

15'1 x 12 (4.60m x 3.66m)

Double bedroom with built-in wooden full height wardrobes, decorative coving, wall-mounted radiator, large three window bay to front aspect.

Bedroom Two

12 x 11'11 (3.66m x 3.63m)

Double bedroom with range of freestanding limed oak wardrobes and drawers, inset spotlights, decorative coving, wall-mounted radiator, window to rear aspect, door to ensuite shower room.

En Suite Shower Room

White sink with chrome mixer tap set atop wooden unit, tiled splash back, low-level WC, glazed shower cubicle with tiled walls, wall-mounted 'Triton' electric shower, chrome riser and showerhead, wall-mounted radiator, two wall-mounted medicine cabinets, decorative coving, obscure glazed window to side aspect.

Bedroom Three

10'6 x 8 (3.20m x 2.44m)

Single bedroom, decorative coving, inset spotlights, white corner sink and wooden vanity unit with tiled splash back, wall-mounted radiator, window to rear aspect.

Bedroom Four

12'3 x 7'3 (3.73m x 2.21m)

Single bedroom with built-in wardrobe and shelving, white sink with panelled splash back, decorative coving, wall-mounted radiator, carpeted, window to front aspect.

Family bathroom

Family Bathroom

White three-piece suite comprising; wash hand basin with chrome mixer tap, low-level WC, P-shaped bath with chrome mixer tap, wall-mounted multi point shower system with Showerhead and handheld attachment, glazed shower panel, panelled walls, two white wall-mounted towel warmers, two wall-mounted radiators, double storage cupboard with immersion tank and wall-mounted boiler, carpeted flooring, bay with three obscure glazed windows to side aspect.

Exterior

Frontage

Gated entrance with steps and elevated pathway to front of property with timber fencing surrounds and raised decorative flowerbeds.

Rear

Area of lawn with raised flowerbeds, paved patio area, gated access to front, timber built storage shed, electric vehicle charging point, multiple taps for garden irrigation system, exterior spotlights, steps to parking area and garage.

Garage & Parking

Bloc paved parking area providing off-street parking for two/three cars accessed via wooden gates from rear service road leading to Upper Station Road, detached single garage with up and over door, side door with roller shutter, power and lighting, PVC storage boxes.



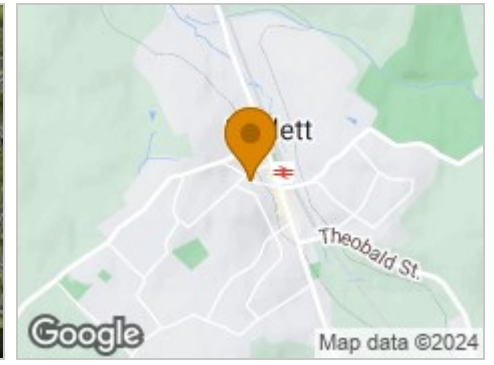
Road Map



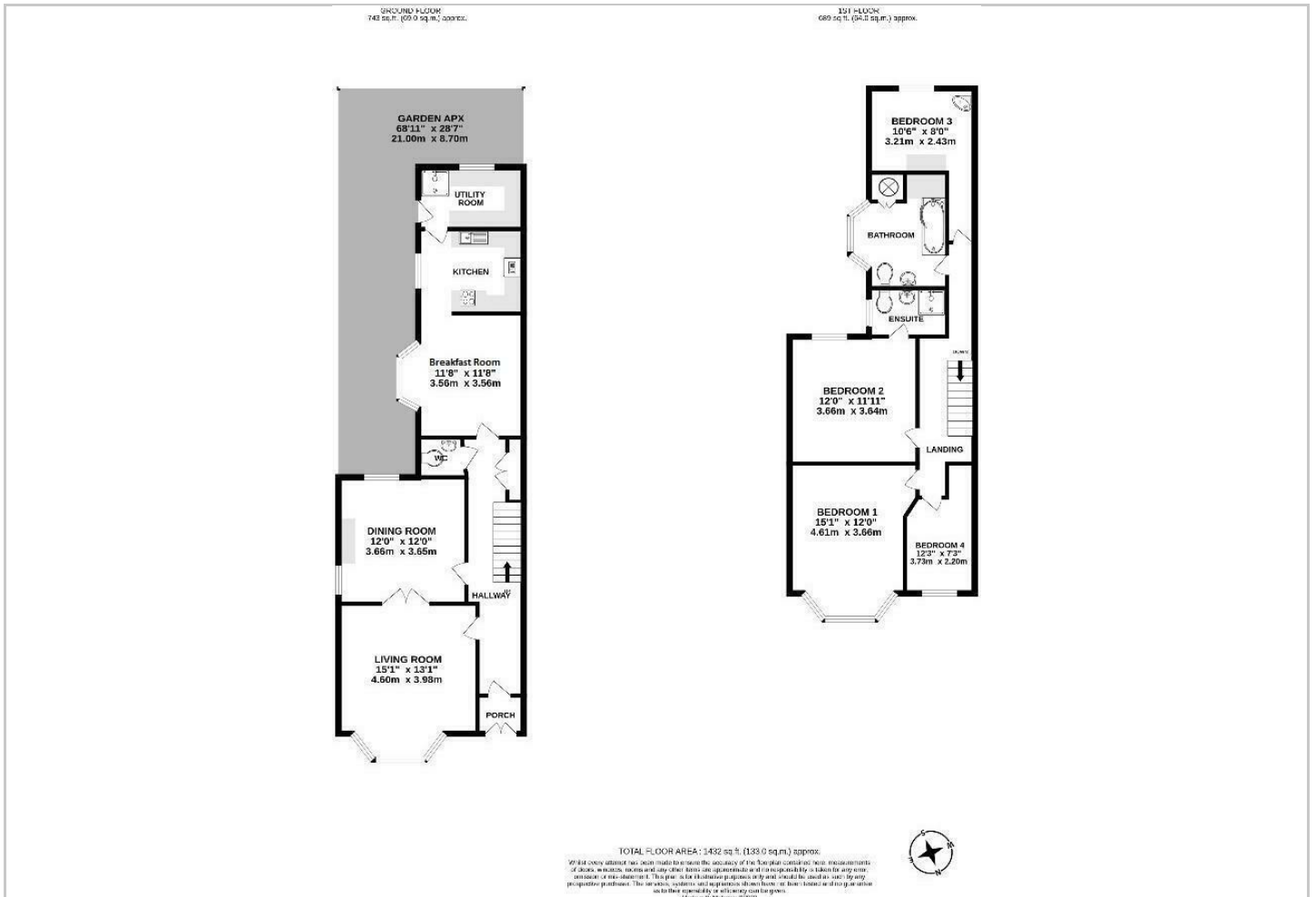
Hybrid Map



Terrain Map



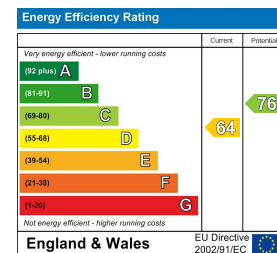
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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