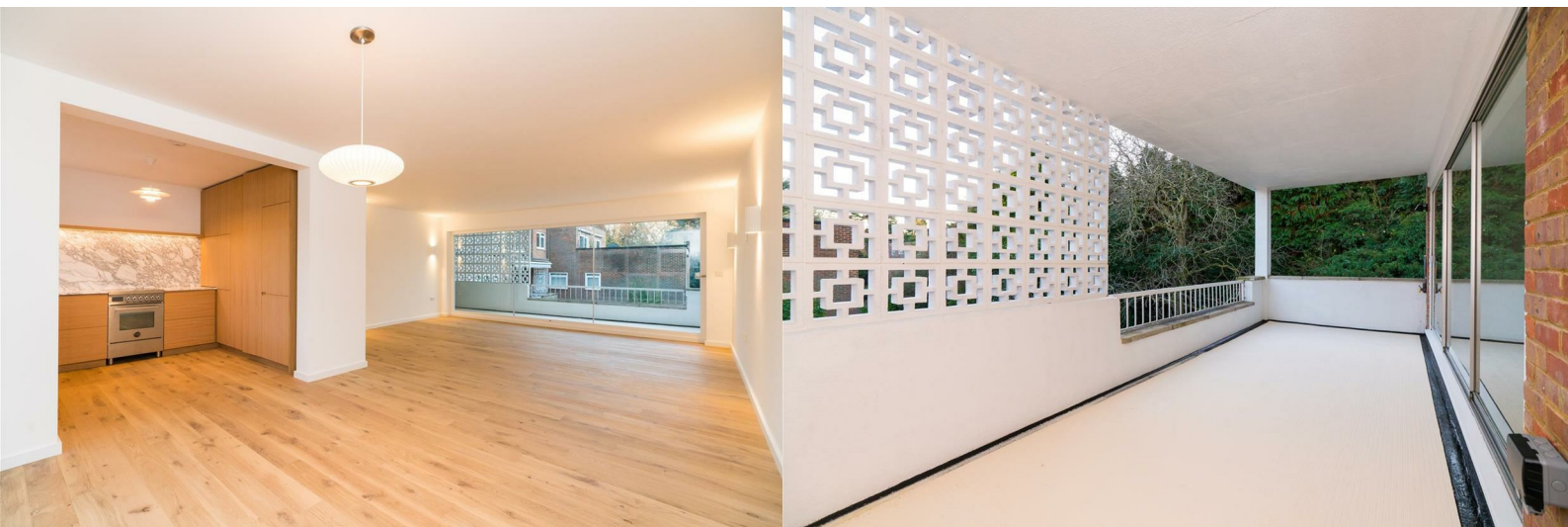




## 20 Darnhills Watford Road

Radlett, WD7 8LQ

Guide Price £850,000



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A stunning three bedroom penthouse apartment located in the sought-after 'Darnhills development and just a short stroll to Radlett Village with its array of shops, restaurants, cafes and mainline train station with direct links to Central London. The property has undergone a program of complete refurbishment to include a bespoke kitchen with integrated appliances, two superb bathrooms and underfloor heating with luxury vinyl flooring throughout the whole property. There is a bright and airy reception room with dedicated dining space and one complete wall with glazed sliding doors opening onto a spacious and private terrace with views over the well-maintained communal gardens. Finished to an exacting standard this unique apartment is offered with a garage en bloc, parking space and a long lease with share of freehold as well as being sold CHAIN FREE.

## First Floor

Stairs from car park to communal entrance, carpeted with staircase to first floor, windows to front aspect.

## Entrance Hall

Premium engineered oak floorboards, storage cupboard containing underfloor heating controls, double walk-in storage cupboard, double utility cupboard with space for washing machine and dryer, wall-mounted entry phone system, wall-mounted underfloor heating control.

## Family Bathroom/Guest Cloakroom

Full wet room with wall-mounted shower controls, wall-mounted handheld showerhead, ceiling mounted rain shower head, glazed shower panel, wall-mounted low-level WC with wall-mounted flush panel, wall-mounted sink with marble worktop and lightwood vanity unit below, wall-mounted mixer tap, wall-mounted mirror, inset spotlights and low-level vanity lighting, wall-mounted extractor fan, obscure glazed window to front aspect.

## Living/Dining Room

26'3 x 17'3 (8.00m x 5.26m)

Premium engineered oak floorboards, wall-mounted controls for under-floor heating, wall-mounted up and down lighters, triple panelled glazed sliding doors spanning one wall and leading out to large private terrace, dining

room area with space for table and chairs, ceiling-mounted low-level dining table light, windows to side aspect.

## Private Covered Terrace

Private large, covered terrace with tiled flooring, brick surround with steel balustrades, double exterior socket and lighting, exterior tap.

## Kitchen

10'7 x 9'7 (3.23m x 2.92m)

Bespoke light wood kitchen comprising a range of wall and base, marble worktops and back board, inset stainless steel 'Franke' sink with chrome mixer tap, built-in 'F. Bertazzoni' oven, 4-ring induction hob, integrated Siemens fridge/freezer, integrated 'Bosch' dishwasher, soft-closing doors and drawers with concealed shelving and power sockets, premium engineered oak floorboards window to side aspect.

## Utility Cupboard

6'3 x 2 (1.91m x 0.61m)

Double cupboard with space for washing machine and dryer.

## Bedroom One

17'11 x 12'4 (5.46m x 3.76m)

Premium engineered oak floorboards, wall-mounted underfloor heating controls, built-in double wardrobe, wall-mounted light fittings, window to front aspect, door to en suite, sliding glazed door to private terrace and rear aspect.

## En Suite

8'6 x 6'3 (2.59m x 1.91m)

Three-piece white suite comprising freestanding bathtub with ceiling mounted rain showerhead above, wall-mounted controls for shower, wall-mounted controls for bath, wall-mounted handheld shower hose, wall-mounted WC with wall-mounted flush panel, wall-mounted sink with marble worktop surround and light-wood vanity unit underneath, wall-mounted mirror, ceiling and wall-mounted lights, tiled flooring and part tiled walls around bath, wall-mounted extractor fan, window to side aspect.

## Bedroom Two

12'9 x 10'6 (3.89m x 3.20m)

Premium engineered oak floorboards, wall-mounted underfloor heating controls, wall-mounted lights, window to side aspect.

## Bedroom Three

10'7 x 7'11 (3.23m x 2.41m)

Premium engineered oak floorboards, wall-mounted underfloor heating controls, wall-mounted lights, cupboard housing 'Worcester Bosch' boiler, window to side aspect.

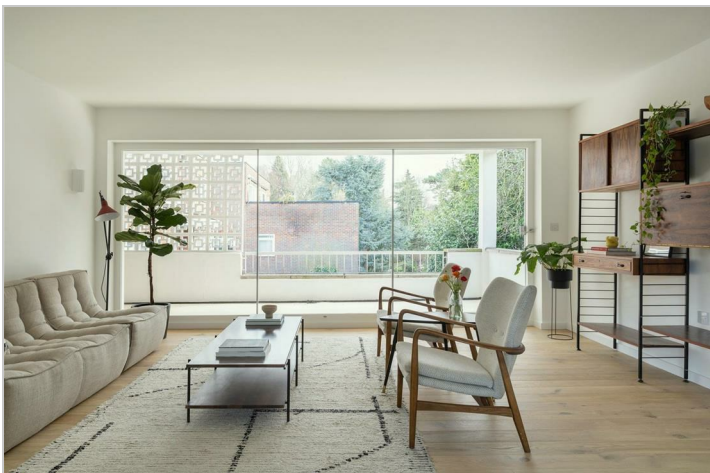
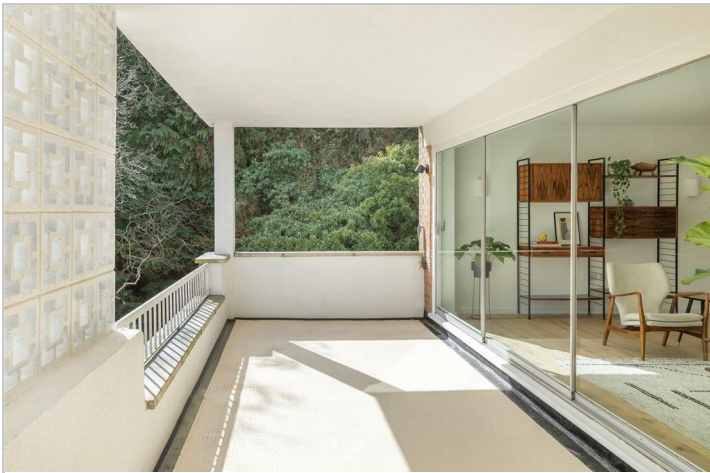
## Exterior

### Garage & Parking

Single garage en block with up and over door, power and lighting, one parking space in front with ample visitor parking bays.

### Communal Gardens

Extensive landscaped gardens with a stunning selection of trees, shrubs, bushes and seasonal flower beds surrounding areas of well-maintained lawns. High tree screening offering privacy and seclusion runs across the very back and side of the gardens providing this property with excellent privacy and seclusion.



## Road Map



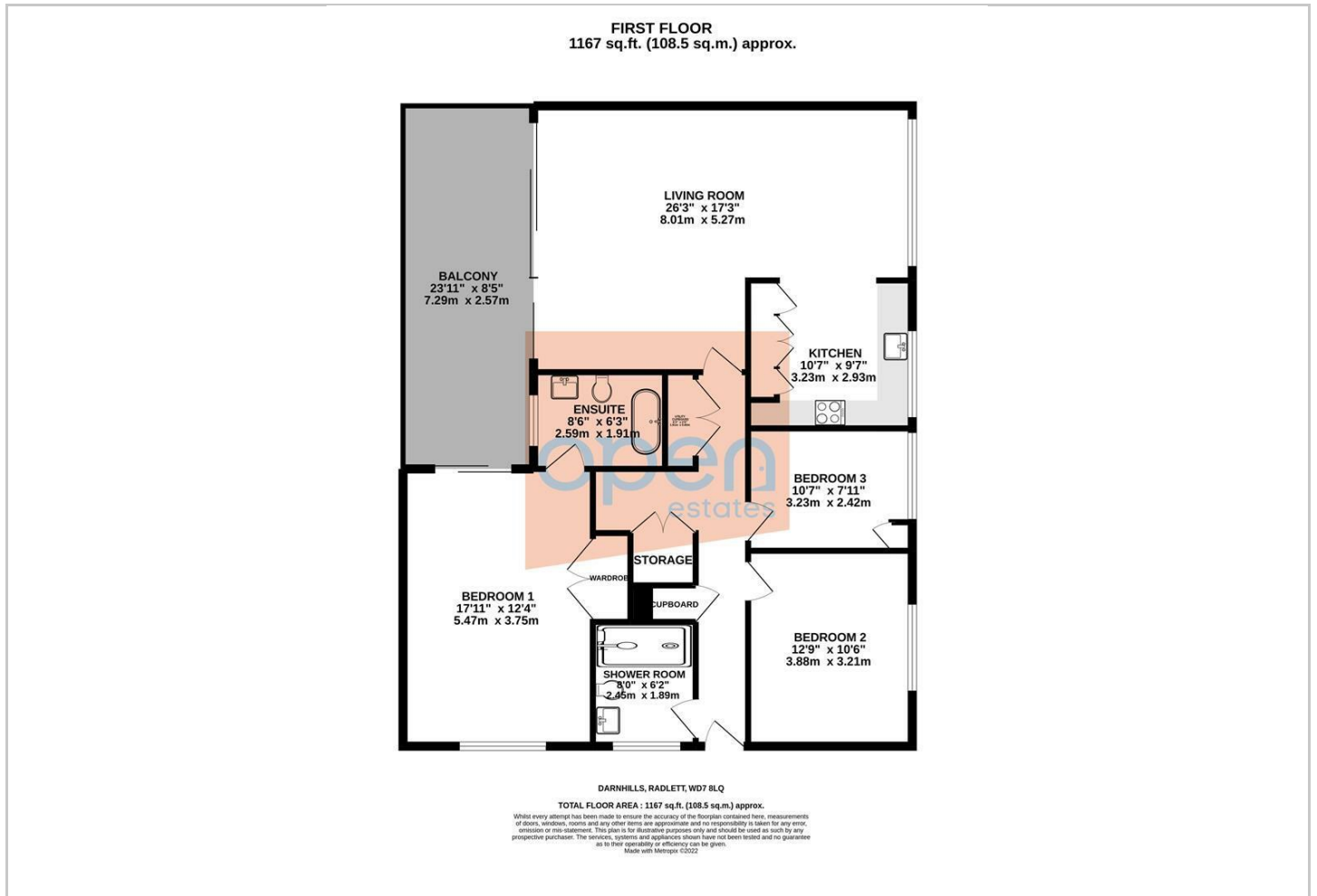
## Hybrid Map



## Terrain Map



## Floor Plan

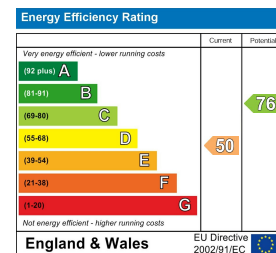


## Viewing

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.

**Share of Freehold 991 years remaining**  
**Service Charge £3,590 P.A.**  
**Ground Rent £60 P.A.**

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.