Newlands Avenue
Radlett | Hertfordshire | WD7 8EJ

LUMLEY ESTATES

FINE & COUNTRY

NEWLANDS AVENUE

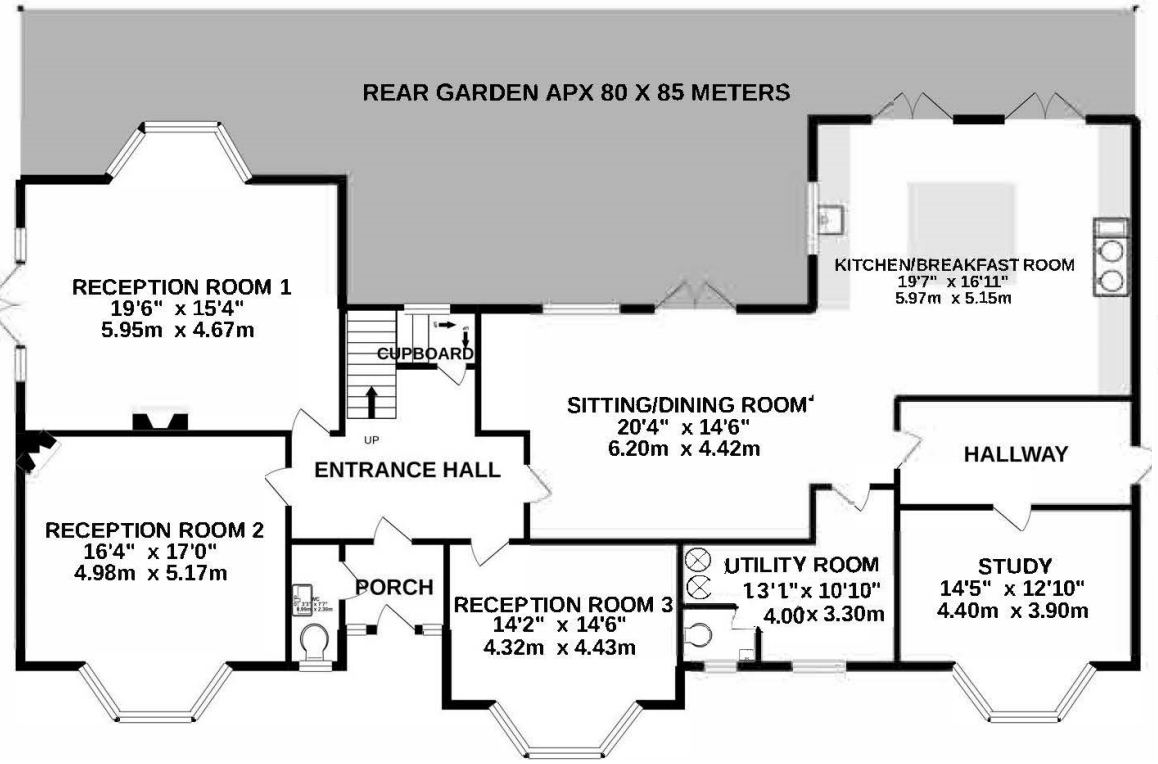
Set in beautiful mature and secluded gardens approaching over 1.2 acres, this lovely characterful family home is situated on arguably the most prestigious private road in Radlett, Newlands Avenue. The lateral accommodation extends over three floors and offers great potential to extend subject to planning consents.
Approached via a driveway directly off of Newlands Avenue providing off street parking for several vehicles along with a separate triple garage.
This lovely home offers exceptional entertaining space on the ground floor, comprising a large welcoming entrance hall, two bay fronted reception rooms, 19'6 lounge with working fire place and French doors leading out to the garden, study and an open plan dining room / kitchen / breakfast room with utility room and downstairs WC.

To the first floor there is a large landing which flows onto five double bedrooms three of which have en-suites including the master suite which benefits from a walk in wardrobe and exquisite en suite bathroom with his and hers sinks, freestanding bath, large walk-in shower and WC. As well as a family bathroom.

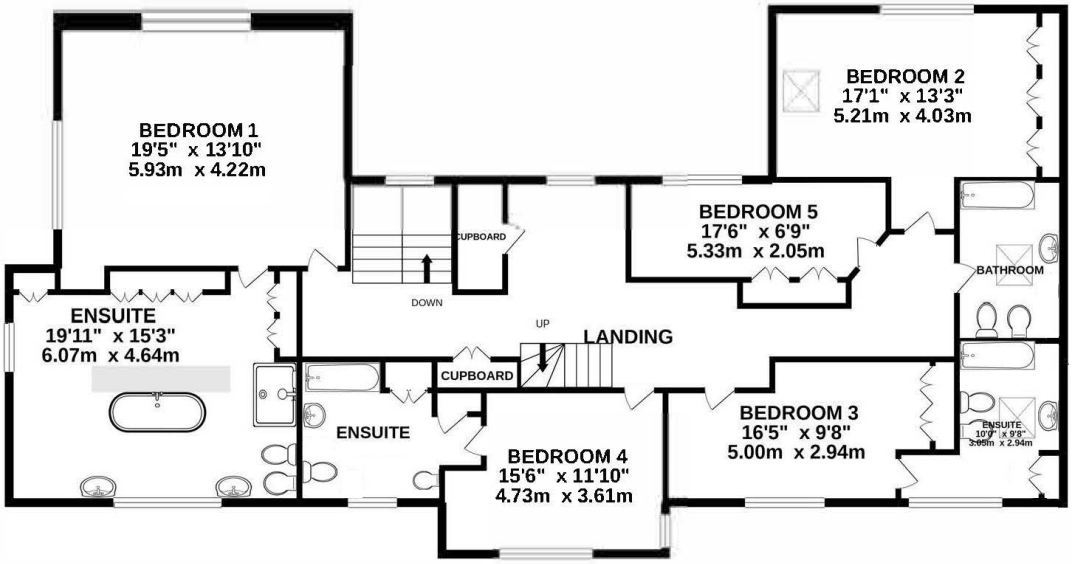
To the second floor there is a huge double aspect gym / games room, two further bedrooms and a bathroom.

To the rear is a stunning garden measuring over 270' in length and 260' in width with patio, mature shrubs and ample lawn. The front of the house is approached via a private gated driveway directly off of Newlands Avenue benefiting from secure off street parking for multiple vehicles and a triple garage.

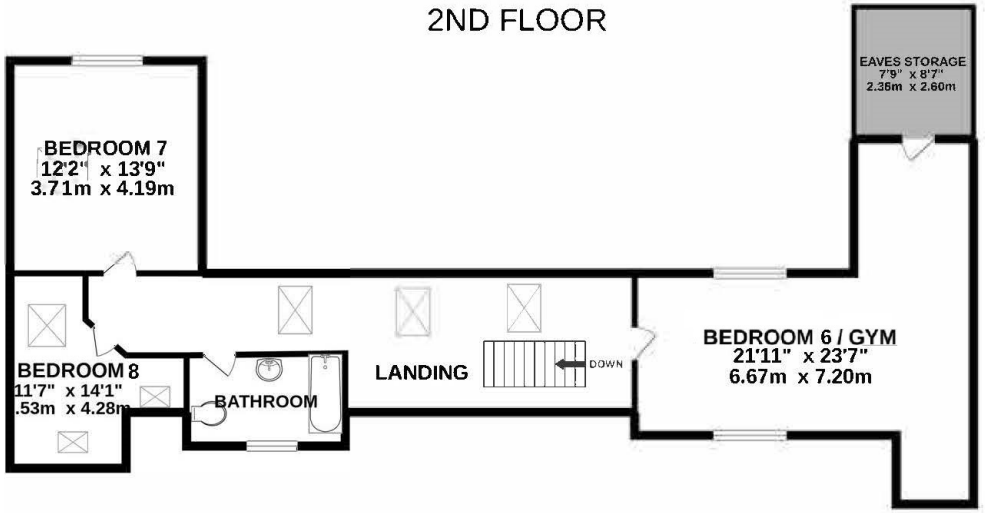
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL PROPERTY FLOOR AREA : 4736sq.ft. (440.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA INCLUDING TRIPLE GARAGE 5,500 Sq.ft (510.96 Sq. M) Approx.

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