

The Warren, Radlett

£2,500,000 (Freehold)



Lychgate is an elegant four-bedroom detached family home nestled on one of Radlett's most exclusive private roads, benefiting from 24-hour security patrol. Spanning over 2,000 sq ft of living space, it sits on a generous plot of about 1/3 acre.

Two approved planning applications offer incredible development potential. The larger scheme (23/0929/FUL) proposes a grand 9,200 sq ft residence with six luxurious bedrooms, each featuring dressing rooms and en-suites, plus a self-contained studio for live-in staff. The expansive ground and basement levels will offer a state-of-the-art 13-seater cinema, gym, golf/sports simulator, bar/function room, and an indoor pool with steam room and sauna. Additional highlights include a large kitchen/dining/living area, formal lounge, and an integral double garage.

The second application (24/0901/FUL) envisions a striking 7,400 sq ft home with six en-suite bedrooms, a lavish master suite, stunning open-plan living, a 9-seater cinema, gym, and a spacious entertainment area with a bar.

Externally, the property boasts a large gated carriage driveway and beautifully landscaped rear garden with a sun terrace and generous lawn.

Radlett offers a vibrant village atmosphere, excellent shops, restaurants, and easy access to London (King's Cross St Pancras in under 30 minutes via Thameslink). Surrounded by scenic greenbelt countryside, the area features top-tier schools, including Haberdasher's Aske's, Aldenham, Edge Grove, and Radlett Prep.

NB: The company that owns this property shares a Director with Village Estates

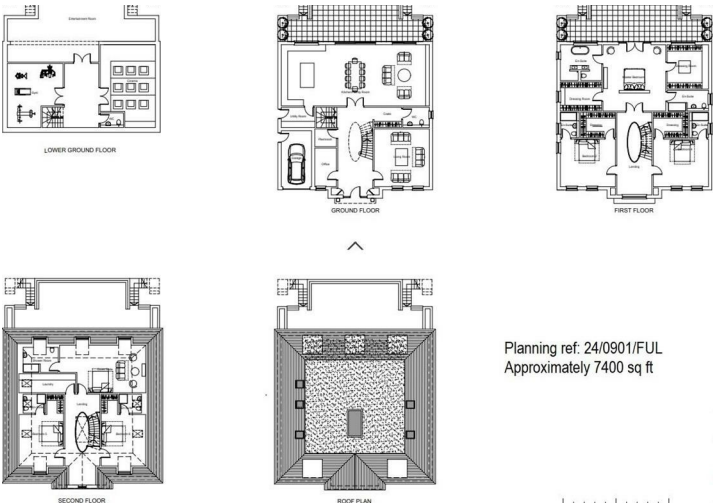
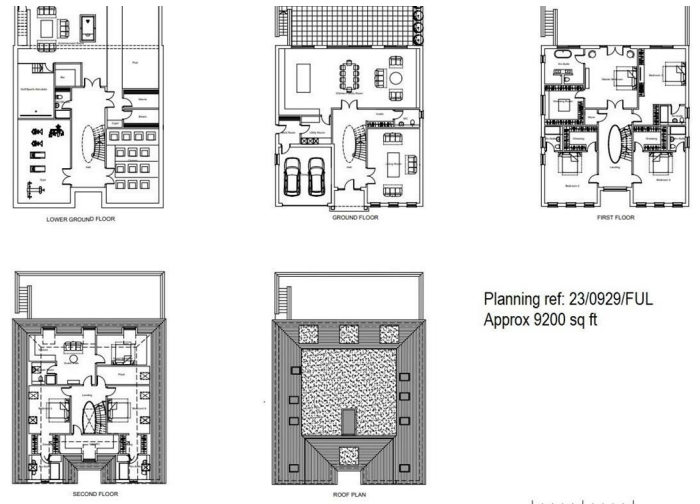
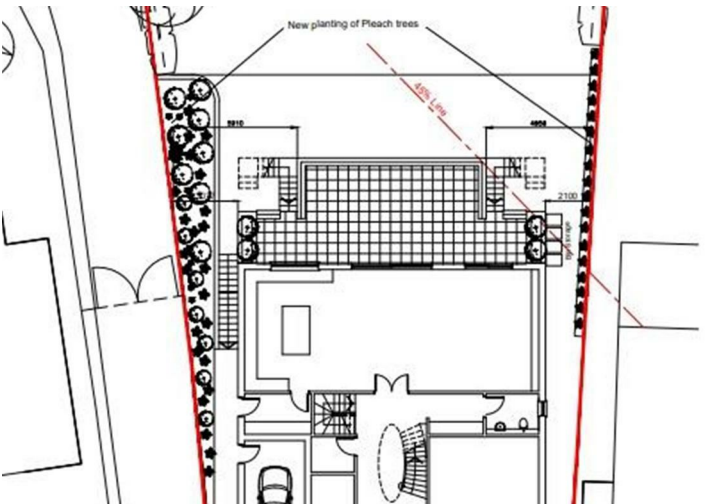
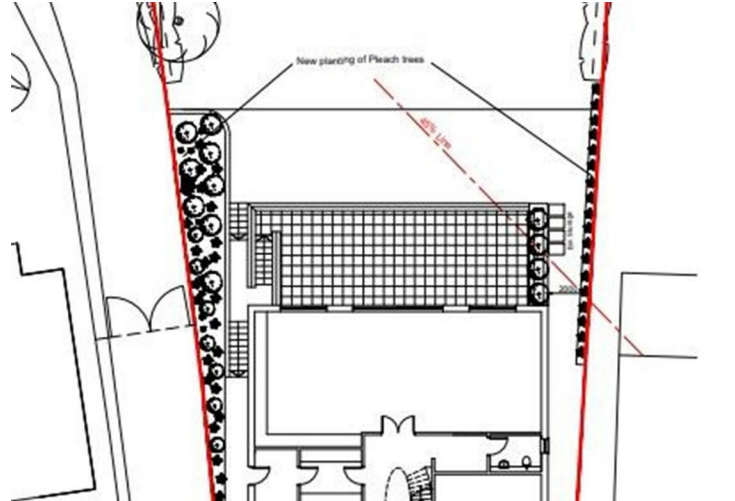
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Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



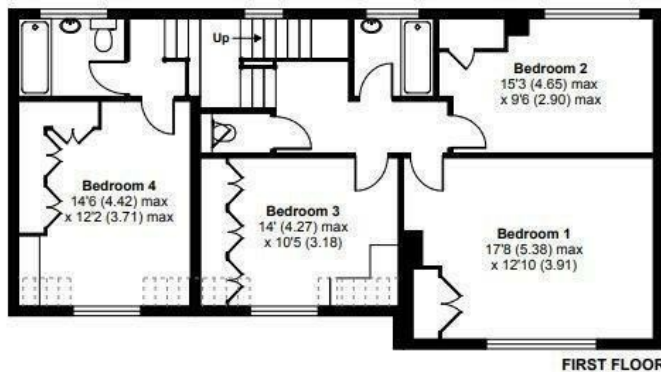




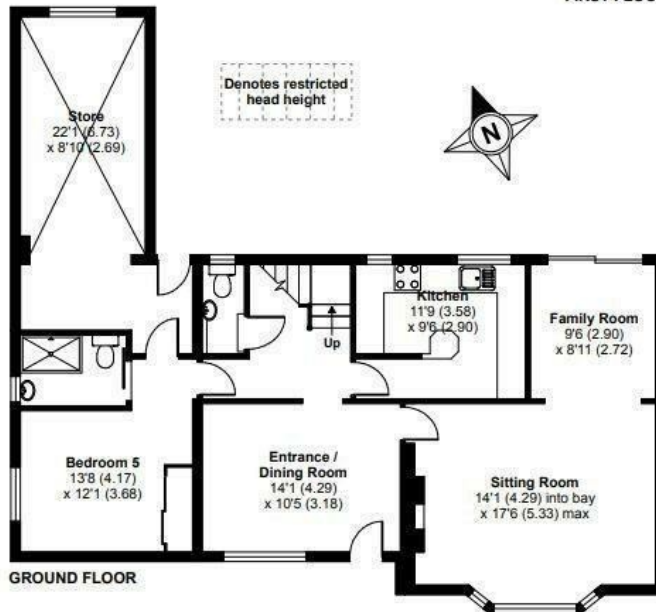
Lychgate, The Warren, Radlett, WD7

Approximate Area = 2067 sq ft / 192 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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