



AITCHISONS

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Loom Lane, Radlett, WD7 8NX

Asking Price £2,195,000 Freehold



Superbly positioned along the upper section of Loom Lane between Nightingale Close and Gills Hill Lane is this CHARACTERFUL & DETACHED FIVE BEDROOM, FOUR BATHROOM (THREE EN SUITE) FAMILY home of just over 3250 sq ft / 304 sq m

Internally the accommodation is well planned with the ground floor allowing for several reception rooms inter communicating for entertaining and all set around the central hub of the house, the kitchen breakfast / dining room with the lounge, dining and kitchen REAR FACING ONTO THE LARGE SOUTH FACING GARDEN. Whilst a further pantry/ utility room, a TV room and guest cloakroom complete this level.

Above on the first floor is the MASTER BEDROOM SUITE, including a good sized en suite bathroom, whilst opening onto its own PRIVATE TERRACE overlooking the garden. A further THREE BEDROOMS, and TWO BATHROOMS, ONE EN SUITE complete this floor.

BEDROOM FIVE and its STUDY/ TV AREA with a bathroom, are SET ON THE SECOND FLOOR and could easily accommodate an in-house nanny, housekeeper or au pair if required.

To the rear of the property is the SOUTH FACING GARDEN being over 180 ft with a large patio area ideal for summer entertaining. Together with an office/ gym Summer house, complete with power and lighting.

To the front of the property there is ample off-street parking for approximately 5 cars, set around a carriage driveway.

Council tax Band H / EPC E / Mains drainage/ fibre optic cable/ Gas central heating

■ CHARACTERFUL family Home ■ Five/ six bedrooms ■ South facing Garden ■ Internal garage, carriage driveway & parking for five cars ■ Prestigious location ■ Council tax Band H / EPC E / Mains drainage/ fibre optic cable/ Gas central heating





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

VIEWING

Strictly by appointment with Aitchisons

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating

E

GROUND FLOOR
1647 sq.ft. (153.0 sq.m.) approx.



1ST FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



2ND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 3270 sq.ft. (303.8 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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