



NEW

The Ridgeway, Radlett, WD7 8PR

Offers In Excess Of £2,500,000 Freehold



## The Ridgeway, Radlett, WD7 8PR

We are delighted to offer for sale this **FOUR LARGE DOUBLE BEDROOM, TWO BATHROOM** (one en-suite) detached family residence, with direct **SOUTH EAST FACING VIEWS OVER THE FIELDS BEHIND.**

Pleasantly set back from the **PRIVATE ROAD**, it benefits from a large frontage with a **DOUBLE GARAGE, GARDEN & DRIVEWAY.**

Internally this well presented property of 3,876 sq ft/ 360 sq m is presented in superb decorative order throughout having been built and well maintained by its current owners. Ground floor accommodation benefits from a large kitchen/diner a separate and formal dining room alongside the large reception room **OVERLOOKING THE GARDEN** to the rear as well as a TV room to the front. A large utility room and guest cloakroom complete this floor.

Above on the first floor the bedrooms are located around a pleasant and bright landing, whilst a current planning application is in place for extending the accommodation over the garage to create a fifth bedroom suite. In addition, if required subject to planning, there are plenty of opportunities for remodelling and extending this wonderful property, to create that elusive forever home.

Hertsmere Tax Band G/ EPC C / Mains drainage/ Gas central Heating / **CHAIN FREE**

- Superb detached family house , **CHAIN FREE**
- Overlooking the fields to the rear
- First time on the market since construction
- Well maintained throughout
- **FOUR LARGE DOUBLE BEDROOMS, TWO BATHROOMS**
- Three reception rooms
- Double garage, driveway and front garden
- Large rear garden
- Remodelling and refurbishment potential subject to planning
- Planning permission in place for a fifth **DOUBLE BEDROOM & Bathroom**







## VIEWING

Strictly by appointment with Aitchisons

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Ref:



Ground Floor  
Area: 2386 ft<sup>2</sup> ... 221.7 m<sup>2</sup>

Total Area: 3876 ft<sup>2</sup> ... 360.1 m<sup>2</sup>  
All measurements are approximate and for display purposes only



First Floor  
Area: 1489 ft<sup>2</sup> ... 138.4 m<sup>2</sup>

**SUSMANS**  
ESTATES