



SUSMANS  
ESTATES

The Ridgeway, Radlett, WD7 8PR

Guide Price £2,495,000 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**







## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Total Area: 3876 ft² ... 360.1 m²  
All measurements are approximate and for display purposes only



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## VIEWING

Strictly by appointment with Susmans Estates

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Ref:

## IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issues in good faith and are intended to give a fair description of the property but do not constitute part or an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point or particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

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 other intending purchaser.

EPC Rating C

299 Watling Street, Radlett, WD7 7LA

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