



SUSMANS  
ESTATES

Beech Avenue, Radlett, WD7 7DE

Guide Price £1,615,000 Freehold





A wonderfully presented and full of character detached FOUR BEDROOM, TWO BATHROOM ( ONE EN SUITE) FAMILY HOUSE, built in the early 1920's by local builders Wiggs.

Set in an elevated position on the non railway side of the road and benefiting from a wide plot. This delightful home is approached via a pretty front garden. Internally the accommodation consists of a large and inviting dining & family room, leading through to a charming study with a vaulted ceiling. A separate snug/ TV room and good sized kitchen/ breakfast room, together with a guest WC completing this floor with the bedrooms and bathrooms above on the first.

We understand the house previously had a planning permission in place for a fifth bedroom and bathroom (now expired), however the addition of further planning permission could enormously increase the size of the property if required, akin to several of its neighbours.

To the front is the garage, along with off street parking for 3-4 cars within the PRIVATE ROAD, whilst the magnificent rear garden stretches in length to 180-200 ft in length.

- Immaculately presented
- Four bedrooms and two bathrooms
- Wonderful entertaining space
- Separate study & snug/ TV room
- Large eat in Kitchen
- Fabulous garden, off street parking for 3-4 cars and a garage.
- Private Road
- Sole Agents
- Complete chain in place/ Gas central heating/ mains drainage/ EPC D/ Council Tax band G







## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Total Area: 1914 ft² ... 177.8 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.

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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 other intending purchaser.

EPC Rating D

299 Watling Street, Radlett, WD7 7LA

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