



SUSMANS  
ESTATES

The Avenue, Radlett, WD7 7DJ

Guide Price £2,575,000 Freehold



## The Avenue, Radlett, WD7 7DJ



" FESTINA LENTE " Make haste slowly, this was the motto of Wiggs builders, who we believe built this wonderful original home for themselves.

Located in arguably one of the most desired PRIVATE ROADS in Radlett and approached via a gravel CARRIAGE DRIVEWAY is this well presented & CHARACTERFUL DETACHED FIVE BEDROOM, THREE BATHROOM ( two ensuite) FAMILY HOUSE of approx ( 3469 sq ft/ 323 sq m).

Set over two floors and benefiting from THREE RECEPTION ROOMS INCLUDING A LIBRARY, STUDY, KITCHEN/ BREAKFAST ROOM with a separate pantry, two guest cloakrooms together with a fully fitted and functional SECOND KITCHEN/ UTILITY ROOM, whilst above on the first floor are the FIVE bedrooms and bathrooms.

To the rear is a magnificent and well manicured garden, with a large and expansive terrace directly off the entire ground floor level which overlooks the lawned garden, and summerhouse with mature high hedges surrounding all sides , affording total privacy. To the front is off street parking for numerous cars with the double garage completing the accommodation. There is also, should it be required a further second entrance with direct entry into the ground floor study allowing for that convenient live / work set up.

Transport links include Radlett's Mainline Station offering direct access into London ( under 26 minutes) via West Hampstead or onto St.Pancras in under 30 minutes.

Radlett's high street has numerous places of worship, restaurants, coffee shops, and a library within the Radlett centre which hosts numerous shows, and concerts throughout the year. Schools include several state & private, from reception through to secondary. Manor Lodge, Edge Grove, Newberries, St.Johns, Radlett Prep, Haberdashers and Aldenham, all being close by.

- Premier private road
- Large detached family house
- carriage driveway with off street parking for numerous cars together with a double garage
- Five bedrooms, three bathrooms, two en suite
- Three reception rooms
- Fabulous gardens and set in an impressive wide plot
- EPC D/ Mains electricity/ drainage/ Hertsmere council tax band H







## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



First Floor  
Area: 1269 ft<sup>2</sup> ... 117.9 m<sup>2</sup>



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Ground Floor  
Area: 2200 ft<sup>2</sup> ... 204.4 m<sup>2</sup>

Total Area: 3469 ft<sup>2</sup> ... 322.3 m<sup>2</sup>

All measurements are approximate and for display purposes only



## VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: [office@susmansestates.com](mailto:office@susmansestates.com)

Website: [susmansestates.com](http://susmansestates.com)

Radlett Estate Agents Limited trading as Susmans Estates.

Registered Office: First Floor, Radius House, Watford,  
Hertfordshire WD17 1HP.

Registered in England & Wales No.5579487

Ref:

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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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