



SUSMANS
ESTATES

Christchurch Crescent, Radlett, WD7 8AH

Guide Price £1,795,000 Freehold

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A Beautifully Presented Family Home in a Prime Location

This stunning (approx 3,475 sq. ft / 322 sq m) four / five double bedroom family residence, built in 2020, is perfectly situated just a short stroll from Radlett's vibrant high street. Enjoy an array of local boutiques, renowned restaurants, and the popular Gail's Patisserie right on your doorstep.

Arranged over four floors, the home features a bright and welcoming entrance hall. The versatile front reception room being ideal as either a home office or TV room, while the heart of the home lies in the open-plan kitchen and breakfast room, opening directly on the westerly facing rear garden. With premium appliances, elegant countertops, and a spacious central island, this culinary space opens onto a meticulously landscaped garden with a charming patio. A stylish guest cloakroom completes the ground floor.

On the lower ground level, you'll find a generous 22-ft reception/TV room with sliding doors leading directly onto a private & totally secluded patio. This floor also includes an au pair suite, or the fifth double bedroom with an en-suite shower room, kitchenette, and utility area.

The first floor hosts the luxurious principal bedroom with bespoke fitted wardrobes and a stunning en-suite bathroom overlooking the rear garden, alongside a second double bedroom with en-suite facilities.

The second floor offers two additional spacious double bedrooms with fitted wardrobes, a contemporary shower room, and ample built-in storage.

Externally to the front, the property offers off-street parking for 3 cars on a resin driveway along with an electrical car charging point. The home also benefits from app-controlled underfloor heating across three floors, ceiling speakers in the principal rooms, and CCTV covering both the front and rear of the property as well as cleverly hidden solar panels to further reduce energy costs.

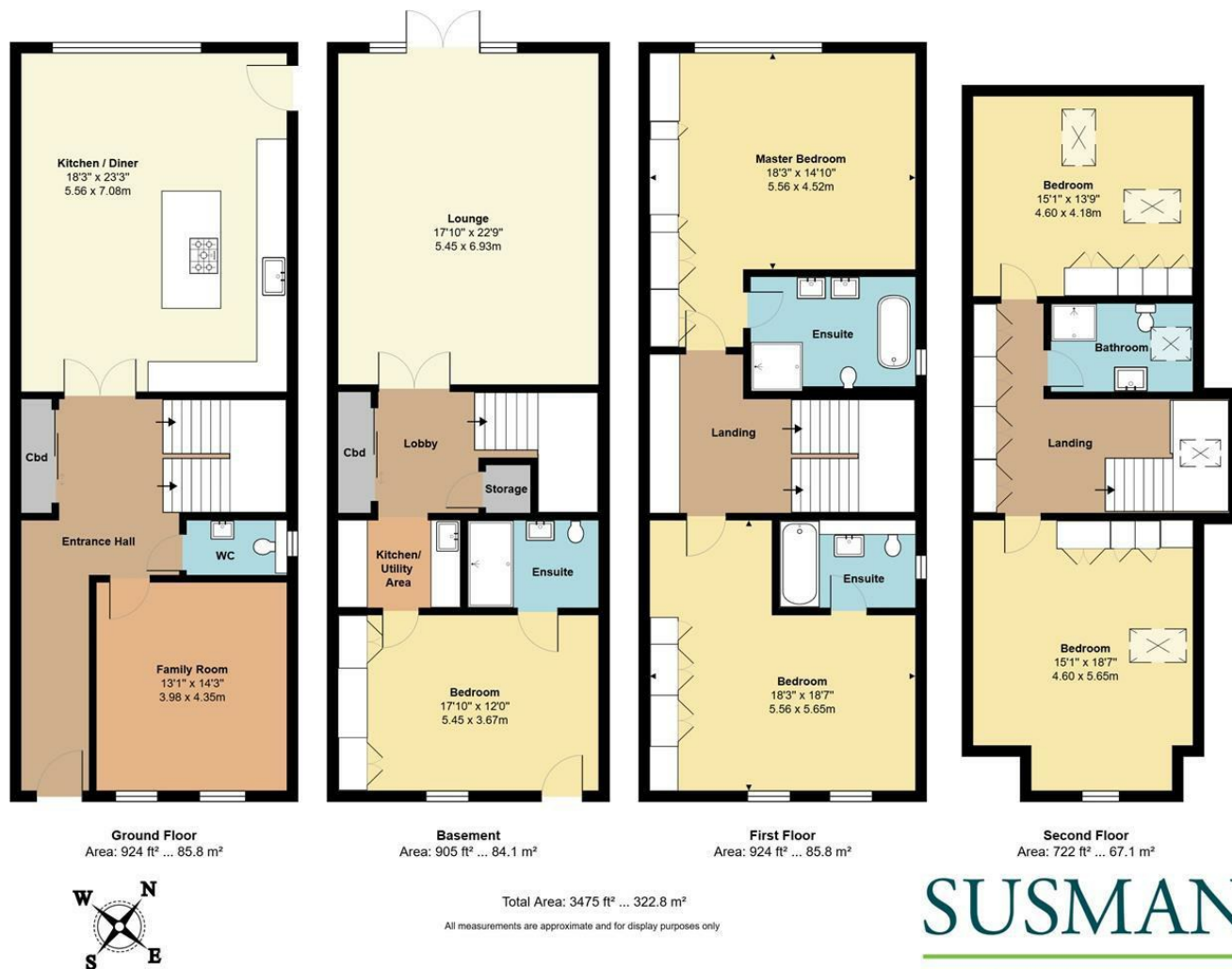
■ Four / five double bedroom family home ■ Off street parking for 3 cars via shared driveway, electric charging point ■ CCTV, underfloor heating, ceiling speakers in principal rooms, bespoke fitted wardrobes ■ Westerly facing garden and two patios ■ Remainder of 10 year warranty ■ Approx 3400 sq ft / 316 sq m ■ Freehold/ mains drainage/ gas central heating/ fibre broadband/ Hertsmeire Council tax band H ■ EPC B





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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VIEWING

Strictly by appointment with Susmans Estates

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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 **B**

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