



SUSMANS
ESTATES

Oakridge Avenue, Radlett, WD7 8ER

Guide Price £1,850,000 Freehold

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An elegant detached family home on Radlett's premier avenue, with superb gardens and excellent transport links.

Brown Walls, Oakridge Avenue, Radlett

Situated on one of Radlett's most prestigious addresses, Brown Walls is a beautifully appointed detached home offering the perfect blend of elegance and comfort.

The property provides four generous bedrooms and three bathrooms, arranged around a welcoming galleried landing. The principal suite enjoys a luxurious en suite, while a further bedroom also benefits from its own private bathroom.

The ground floor is designed for family life and entertaining, with a bright lounge, stylish kitchen/dining room opening directly onto the garden, and a separate study. A utility room and guest cloakroom add further practicality.

Outside, the south-facing garden extends to over 100ft, complete with a raised sun terrace accessible from the main reception rooms. To the front, a sweeping driveway offers parking for several vehicles and leads to an integral garage.

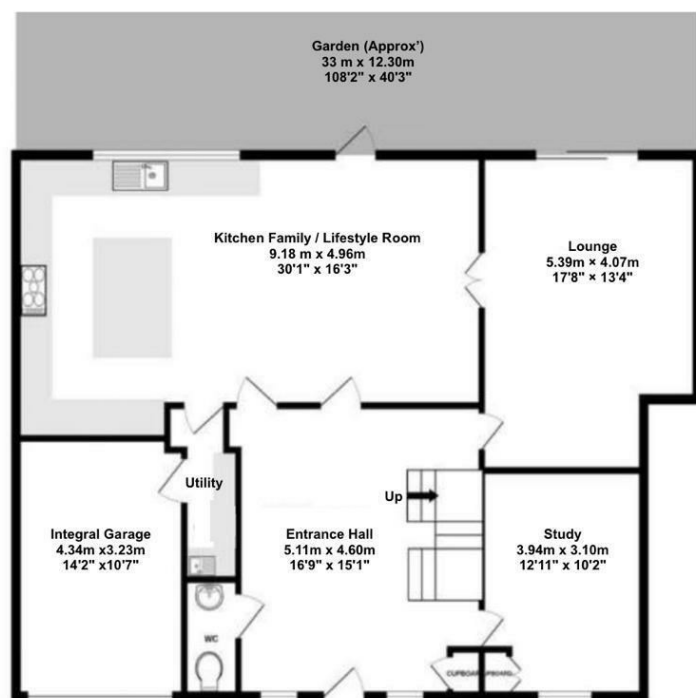
Oakridge Avenue places you within easy walking distance of Radlett village with its boutique shops, cafés and restaurants. Radlett Station provides a fast service into London St Pancras in under 30 minutes, while the M25, M1 and A41 are all close at hand. The area is highly regarded for its excellent schooling, with a wide choice of state and independent options including Newberries Primary, Radlett Prep, Edge Grove, Haberdashers' and Aldenham.

- Characterful detached family house with beautiful frontage and off street parking for several cars.
- Planning permission for loft conversion and rear extension, plans upon request
- New boiler, Windows, air conditioning to principal rooms
- Integral single garage
- South facing 100ft rear garden
- Four bedrooms, two with en suites and a third family bathroom
- Set over two floors, 2455 sq ft / 228 sq m
- Mains gas central heating/ mains drainage / EPC C / 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.



Approximate gross internal area = 2455 sq ft / 228.1 sq m

VIEWING

Strictly by appointment with Susmans Estates

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EPC Rating

C

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