



SUSMANS  
ESTATES

Newberries Avenue, Radlett, WD7 7EL

Asking Price £1,395,000 Freehold



Newberries Avenue, Radlett, WD7 7EL



A well positioned four double bedroom, two bathroom ( one en suite ) family house, perfectly positioned within the catchment area of Newberries School. The house has been extended to create well planned accomodation consisting of a large kitchen family room opening directly onto the rear garden. A formal reception room, together with a further tv room, utility room and study along with a guest cloakroom completing this floor, above on the first are the bedrooms and bathrooms.

To the rear is good sized and level south westerly facing garden whilst to the front there is off street parking for two/ three cars.

Radlett High Street is positioned under 10 minute walk , with transport links, which include Radlett's Mainline Station offering direct access into London ( under 26 minutes) via West Hampstead or into 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.

- Chain free
- Four double bedrooms, two bathrooms one en suite
- Delightful kitchen/ family room opening directly on to the rear garden
- TV room, study , utility room and a further reception room
- South West facing garden
- Off steet parking for 2/3 cars
- Mains drainage/ epc tbc/ gas central heating / 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  
Ground Floor = 101.3 sq m / 1,090 sq ft  
First Floor = 71.7 sq m / 772 sq ft  
Total = 173.0 sq m / 1,862 sq ft

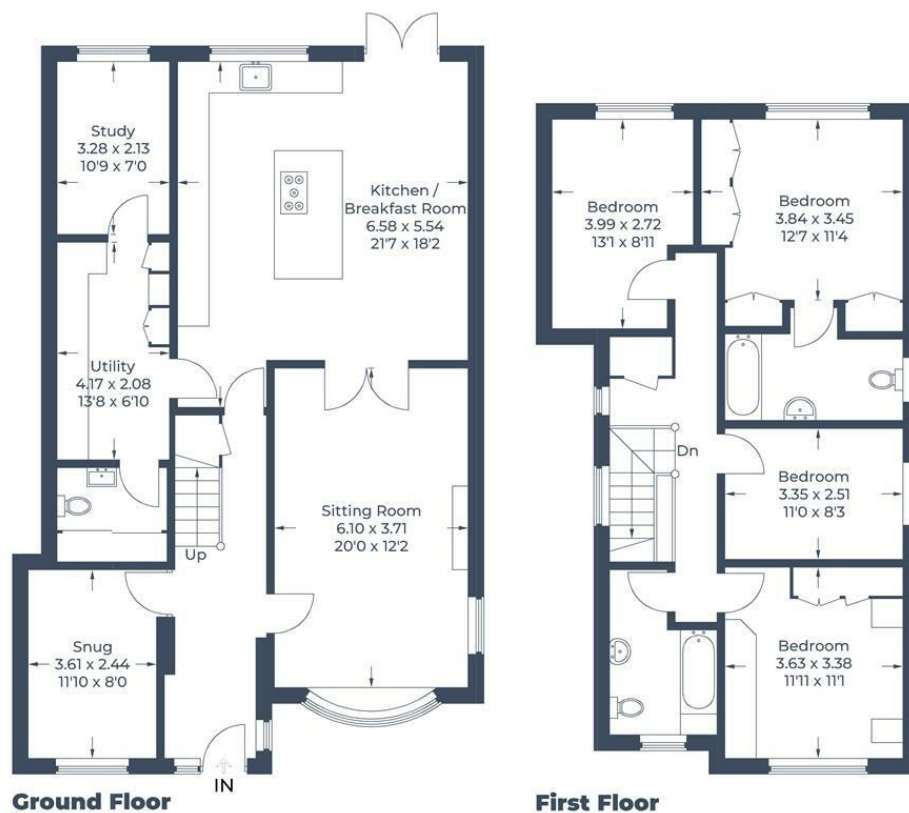


Illustration for identification purposes only,  
measurements are approximate, not to scale.

© CJ Property Marketing Produced for Susmans Estates

## 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:

## IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of 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 of 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

299 Watling Street, Radlett, WD7 7LA

01923 859444

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

**SUSMANS**  
ESTATES