



## Meadow Avenue, Radlett, WD7 9FJ

£890,000

A Superb modern four bedroom detached family home which provides bright and spacious accommodation arranged across two floors. The interior is tastefully decorated throughout and has numerous upgrades to both floors. Outside the rear gardens provide high degrees of privacy and there is a private driveway with access to the single garage.



# 61 Meadow Avenue, Shenley, Radlett, WD7 9FJ

## ENTRANCE HALL

'Amtico' flooring, inset LED spotlights, under stairs storage cupboard, wall-mounted carpeted staircase to first floor.

## UTILITY AREA

double utility cupboard providing ample space for washing machine and dryer, basket shelf with double storage cupboard above.

## CLOAKROOM WC

White low-level WC, wall-mounted wash handbasin with chrome mixer tap, tiled splash back and wall-mounted mirror above, inset LED spotlights, extractor fan, wall-mounted radiator and tiled flooring.

## LIVING ROOM 17'2" x 11'10" (5.24 x 3.62 )

'Amtico' flooring, space for sofas, space for dining table and chairs, inset LED spotlights, two wall-mounted radiators, windows to front aspect, open-plan to kitchen.

## KITCHEN DINING FAMILY ROOM 26'11" x 14'3" (8.21 x 4.35 )

Kitchen area : A modern range of white high gloss wall and base units, quartz worktops and upstands, 1 1/2 bowl stainless steel sink with chrome mixer tap, AEG appliances including integrated fridge/freezer, integrated dishwasher, oven with separate oven grill above, central island with chrome gas hob and storage cupboards to two sides as well as brushed chrome chimney-style extractor with lighting above, cupboard housing 'Ideal Standard' boiler, 'Amtico flooring', inset LED spotlights, French doors with glass panels to either side and windows above providing direct access to rear garden.

Living Dining area : 'Amtico' flooring, space for sofas, space for dining table and chairs, inset LED spotlights, two wall-mounted radiators, windows to front aspect, open-plan to kitchen.

## STUDY 8'0" x 6'5" (2.46 x 1.97 )

'Amtico' flooring, window to front aspect.

## FIRST FLOOR LANDING

## MAIN BEDROOM 14'8" x 10'5" (4.49 x 3.20)

Fitted mirror fronted double wardrobe, space for dressing table, wall-mounted radiator, window to rear aspect

## EN SUITE

White 'Roca' wash handbasin with chrome mixer tap and vanity unit with drawers below, fitted mirror above as well as tiled splash back, double shower cubicle with

sliding doors and wall-mounted chrome shower unit controls with rain shower head and a hand held shower attachment, tiled walls and flooring, electric shaver point, white wall-mounted heated towel warmer, inset LED spotlights, obscure glazed window to side aspect.

## BEDROOM 11'7" x 10'4" (3.55 x 3.15 )

Double bedroom with fitted double mirror fronted wardrobe, grey 'Amtico' flooring, double glazed window.

## BEDROOM 13'7" x 8'7" (4.15 x 2.64 )

Double bedroom with fitted mirror fronted double wardrobe, grey 'Amtico' flooring, double glazed window

## BEDROOM 12'9" x 8'7" (3.89 x 2.64 )

Double bedroom, currently used as a dressing room and fitted with range of mirror fronted wardrobes, grey 'Amtico' flooring, double glazed window

## BATHROOM

Modern white bathroom suite comprising: panelled bath with chrome mixer tap and handheld shower attachment, wash handbasin with chrome mixer tap, tiled splash back with mirror above and two drawer vanity unit below, electric shaver point, separate shower cubicle with glazed door, wall-mounted chrome rain shower head, wall-mounted chrome controls and handheld shower hose, white wall-mounted heated towel warmer, part tiled walls, tiled flooring, inset LED spotlights, obscure glazed window to side aspect.

## REAR GARDENS

Full width paved patio leading to wide area of lawn, outside tap, outside electric socket, gate leading to driveway providing side access, exterior lighting including under eaves inset spotlights to soffits.

## GARAGE & DRIVEWAY PARKING

Bloc-paved driveway with off-street parking for two vehicles leading to brick built single garage with electric up and over door, power and lighting, unrestricted guest parking on the street.

The property is located on the much sought after area of Harperbury Park Development and is just a short distance from Radlett Village Station with direct links to Central London.





