

Maytrees, Radlett

£2,700,000 (Freehold)

VILLAGE
E S T A T E S



A well presented 5 bedroom family home which is situated in a private close, of only five houses. Maytrees is off of one of Radlett's premier roads and is the first house to be sold on this road in over 20 years.

The ground floor of this property leads off of a large entrance hall, there is a generous sized triple aspect living room with a feature gas fire place and doors leading to the private garden. A separate TV room, a formal dining room with double doors accessing into the rear garden. There is a very large kitchen/diner, leading onto a utility room with direct access into a double integral garage and a W.C.

On the first floor there is a large principle bedroom with a walk in dressing room and en-suite. There are three further bedrooms with 2 family bathrooms and a further very large 5th bedroom.

There is a south facing wrap around secluded garden mostly laid to lawn and a large patio area. On the front there is a large double garage and a driveway for multiple cars.

01923 852434
www.village-estates.co.uk



Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

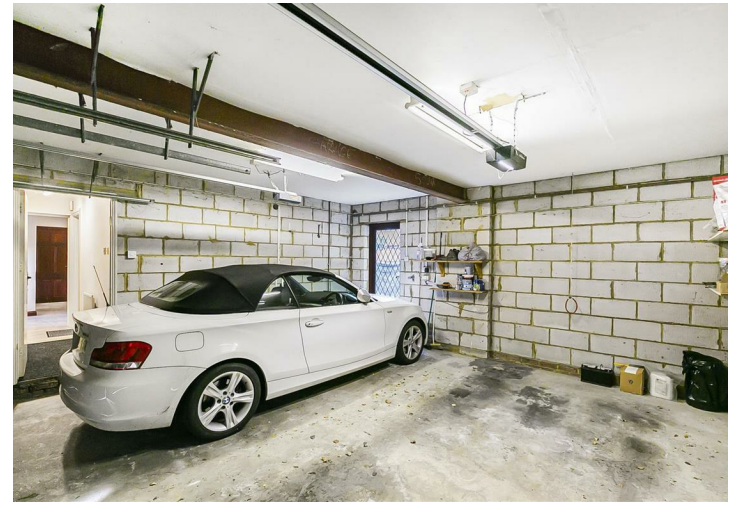
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.











Approximate Gross Internal Area 4192 sq ft – 390 sq m
 Ground Floor Area 2227 sq ft – 207 sq m
 First Floor Area 1965 sq ft – 183 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 79 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |