

# Abbey View, Radlett

## £3,750,000 (Freehold)



An impressive 6 bedroom detached family home which is located in one of Radlett's premier gated developments overlooking greenbelt to the rear.

The ground floor consists of an impressive entrance hallway with beautiful parquet flooring, double doors leading onto an exceptionally generous sized fully fitted sleek designer kitchen with an open plan family room and access to a separate preparation kitchen.

Accessed via floor to ceiling crittall style doors is a modern bright and airy reception room, a further reception room which boasts a magnificent fireplace, study, w.c. and access to an integral garage. The entire ground floor benefits from underfloor and air conditioning.

On the upper floors there are 6 bedrooms including a beautifully appointed principal bedroom which benefits from a fully fitted walk in dressing room and boast both his and hers separate luxurious bathrooms. A well designed and thought out 2nd bedroom with en suite bathroom and a further 2 double bedrooms, family shower room and a full sized fully fitted laundry room.

On the top floor there are 2 further rooms both with en suite shower rooms. These can easily be adapted to create a games room, gym or study.

To the rear an a mainly laid to lawn with various scrubs, plants and tress wrap around garden of approx. 60', a heated swimming pool which boasts green belt views.

To the front is a gated block paved driveway with access to a double garage and provides off road parking for numerous vehicles.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



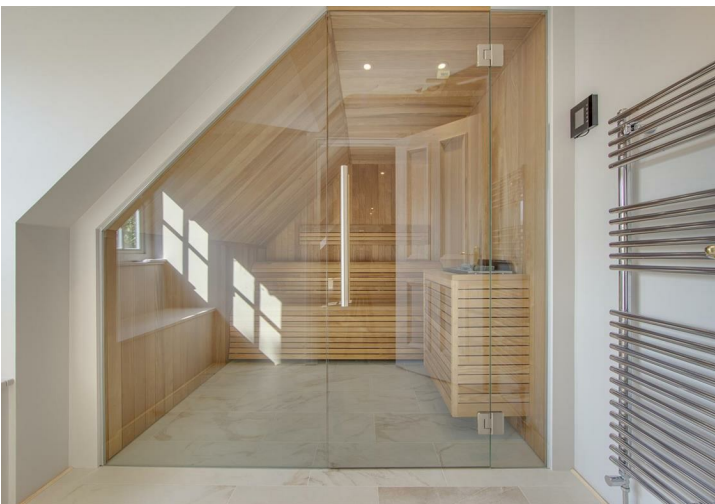
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.









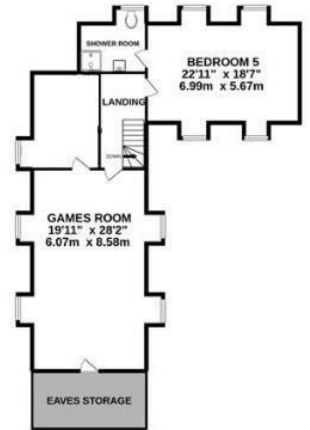
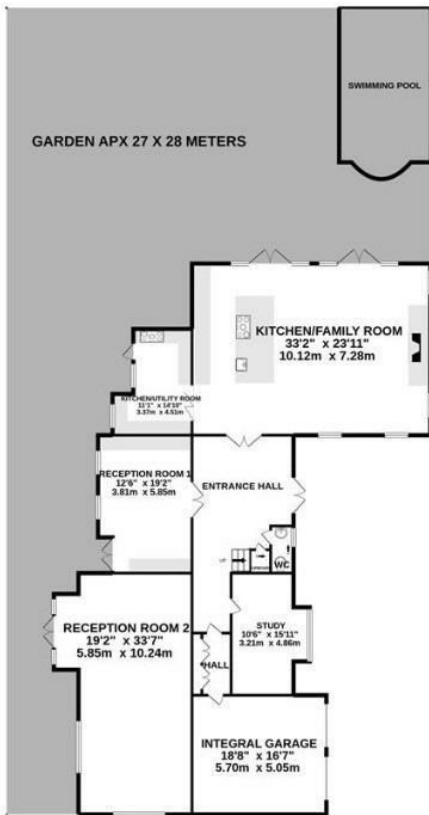




**GROUND FLOOR**  
2347 sq.ft. (218.0 sq.m.) approx.

**1ST FLOOR**  
2120 sq.ft. (197.0 sq.m.) approx.

**2ND FLOOR**  
1235 sq.ft. (114.7 sq.m.) approx.



**TOTAL FLOOR AREA : 5702 sq.ft. (529.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	