

# Williams Way, Radlett

## £2,195,000 (Freehold)

# VILLAGE

E S T A T E S



An impressive five-bedroom detached family home in one of Radlett's most sought after roads. The house was refurbished around 20 years to an exacting standard and maintained to a high level. The home offers 3,554 sq ft of versatile living accommodation set over 3 floors. Features include an open plan kitchen/ dining room with French doors opening to the private rear garden, a stunning master bedroom suite and a south facing garden.

The ground floor has a welcoming entrance hallway with feature staircase, a large kitchen/dining room with access to the utility room and the garage. There is a separate formal living room with a feature fireplace, a formal dining room, a TV snug, and a downstairs WC.

The first floor has a large hallway which leads to the impressive master bedroom with en-suite bathroom and a walk-in wardrobe, a second bedroom with an en-suite bathroom two further double bedrooms and a family bathroom.

On the second floor there is a large bedroom which is currently being used as a guest bedroom with a walk in wardrobe (could be made into an en-suite) and a separate office.

Externally to the rear is a pretty south facing garden accessed from the kitchen and lounge. The garden features a large patio area great for entertaining and mature shrubs and trees give the feeling of being private and secluded. To the front is a large driveway offering off street parking for multiple cars and access to the garage.

This property is owned by a member of staff at Village Estates.

# 01923 852434

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



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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.









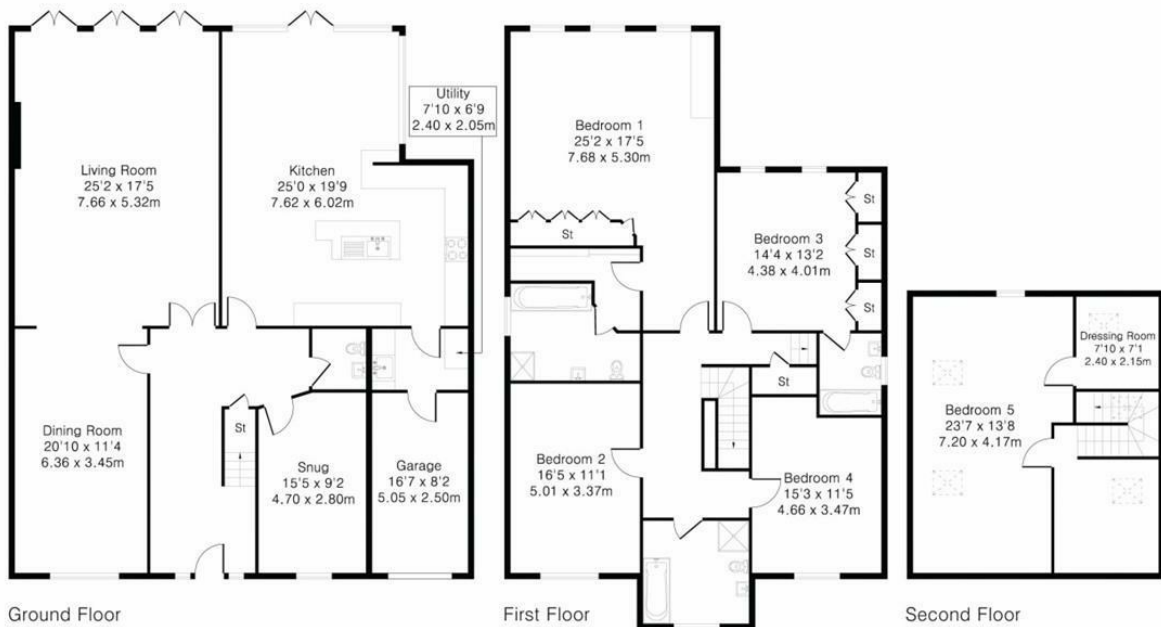




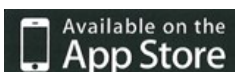




Approximate Gross Internal Area 3554 sq ft – 330 sq m  
 Ground Floor Area 1725 sq ft – 160 sq m  
 First Floor Area 1333 sq ft – 124 sq m  
 Second Floor Area 496 sq ft – 46 sq m



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		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	