

# Loom Lane, Radlett

## £2,195,000 (Freehold)



We are pleased to offer for sale this rarely available five/six bedroom family detached home which is located on one of Radlett's finest and sought after roads, Loom Lane.

Internally the accommodation is well planned with the ground floor allowing for several reception rooms inter communicating for entertaining and all set around the central hub of the house, the kitchen breakfast / dining room with the lounge, dining and kitchen. Whilst a further pantry/ utility room, a TV room and guest cloakroom complete this level.

Above on the first floor is the master bedroom suite, including a good sized en suite bathroom, whilst opening onto its own terrace overlooking the garden. A further three bedrooms with one of the bedrooms having an ensuite bathroom .

To the second floor is bedroom five, a study and a private shower room.

To the rear of the property a stunning secluded south facing garden which is approx. 180 ft with a large patio area ideal for summer entertaining. Together with an office/ gym Summer house, complete with power and lighting.

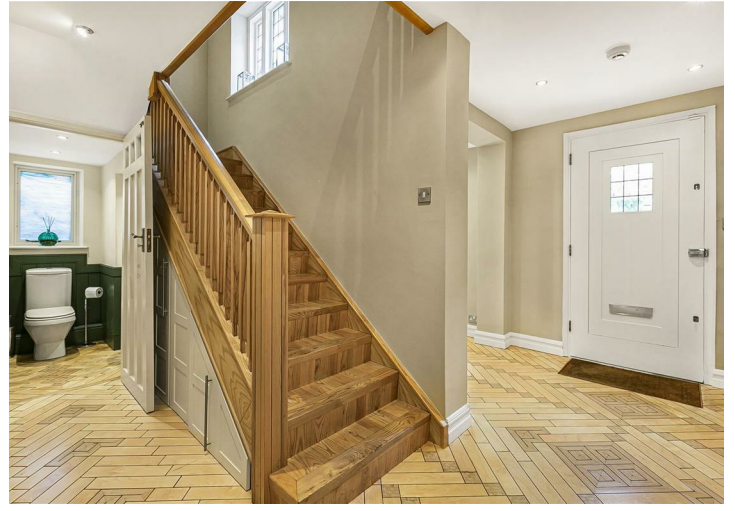
To the front of the property there is ample off-street parking for approximately 5 cars, set around a carriage driveway and access to the garage.

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

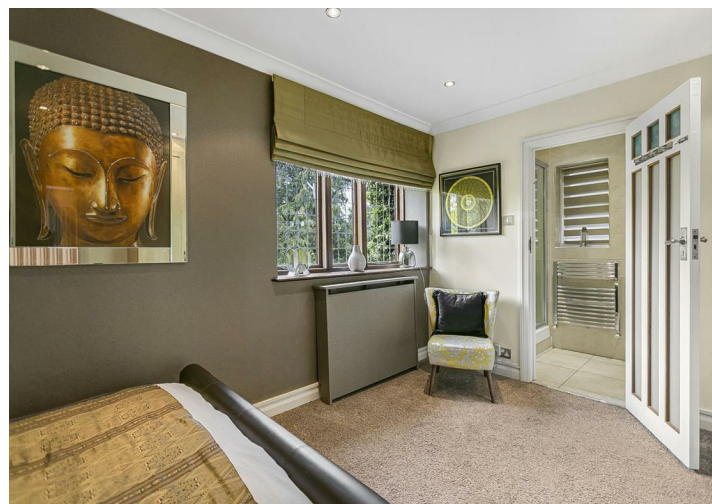


Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.







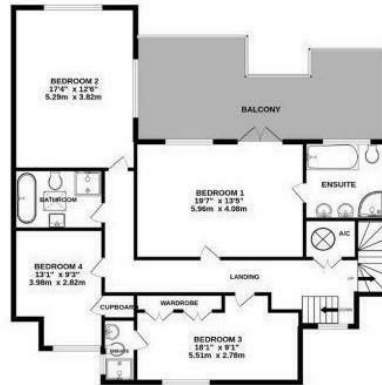




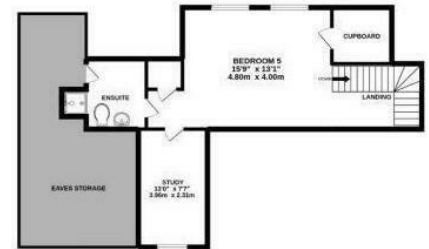
GROUND FLOOR  
1647 sq.ft. (153.0 sq.m.) approx.



1ST FLOOR  
1192 sq.ft. (110.7 sq.m.) approx.



2ND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 3270 sq.ft. (303.8 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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(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	