

Highfields, Radlett

£2,050,000 (Freehold)

VILLAGE
ESTATES



Situated in the highly desirable village of Radlett, this delightful detached family home presents an impeccable combination of comfort and elegance. With its inviting ambiance and meticulous upkeep, this residence is an ideal choice for those in search of a spacious family home nestled in a peaceful and secluded cul-de-sac.

Upon entering, the interior is bathed in an abundance of natural light, creating a warm and welcoming atmosphere. The accommodation comprises a large entrance hall with a front entrance housing a cloakroom with ample storage for coats and shoes and a guest WC. The entrance hall leads into the impressive reception hall. From here, you can access the expansive 34' triple aspect formal reception room, which features two sets of French doors opening onto the rear garden. Additionally, there is a family room that seamlessly flows into the modern kitchen/breakfast room. The ground floor also includes a study.

The lower ground floor encompasses a TV/Games room, utility room, and an integral double garage.

Moving up to the first floor, you will find four generously sized double bedrooms. The principal bedroom boasts a walk-in dressing room and a spacious ensuite bathroom complete with both a bath and a shower, as well as a double vanity unit. The second bedroom offers fitted wardrobes and an ensuite shower room. Bedrooms 3 and 4 share the benefit of a lovely family bathroom. The dressing room to the principal bedroom used to be another bedroom and could be changed back to make the house 5 bedrooms.

Outside, the expansive rear garden provides a serene outdoor space, featuring a large patio area that is perfect for relaxation or entertaining guests. The front of the property offers ample off-street parking, a well-maintained lawn, and an integral garage.

Conveniently located in close proximity to local amenities and transport links, this property offers the best of village living while providing easy access to Radlett's centre

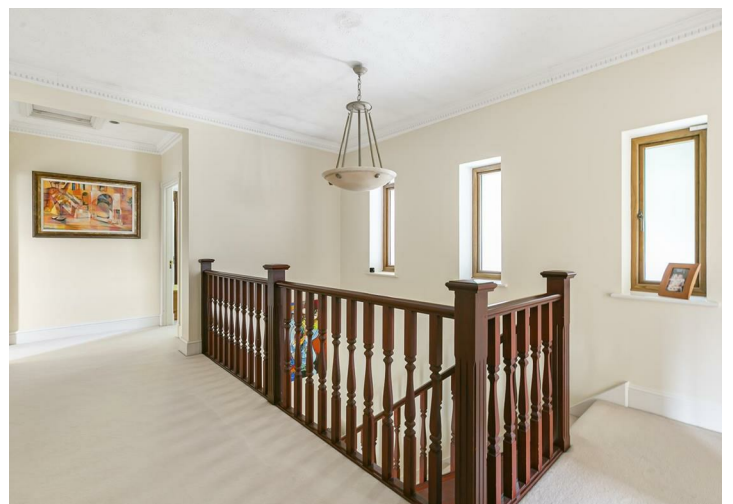
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Herts WD7 7NP

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.

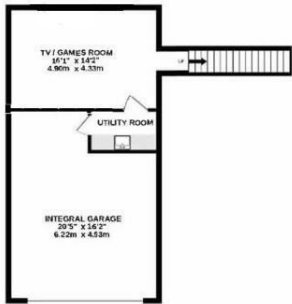




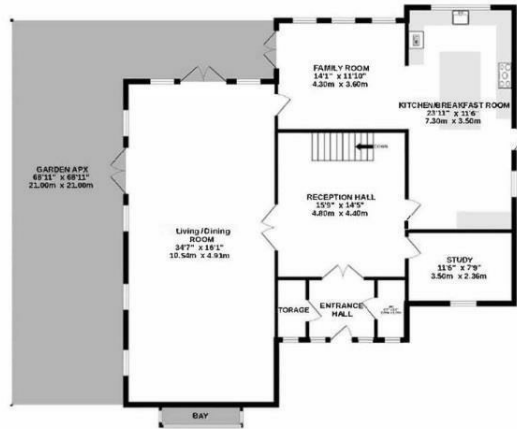




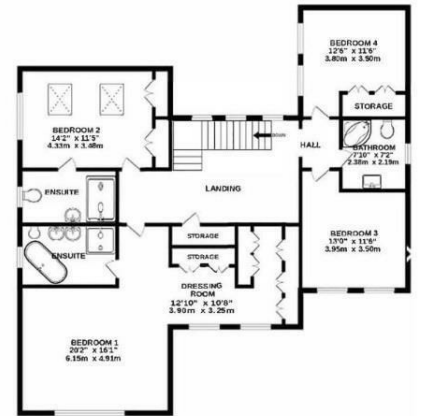
BASEMENT
570 sq.ft. (53.0 sq.m.) approx.



GROUND FLOOR
1389 sq.ft. (129.0 sq.m.) approx.



1ST FLOOR
1273 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA : 3232 sq.ft. (300.3 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)	A		
(81-91)	B		
(69-80)	C	72	79
(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	