

**Gills Hill Lane, Radlett**  
**£1,950,000 (Freehold)**



A beautiful 5/6 bedroom detached family home, located in a unique quiet private drive off of Gills Hill Lane. This stunning property has been modernised to form a well presented family home in one of Radlett's sought after locations.

The ground floor accommodation comprises of a spacious hallway leading to a large kitchen/diner and family room overlooking the stunning garden. There is a large lounge and a separate dining room all with views of the garden. The ground floor also benefits from having a generous sized utility room and a double garage.

To the first floor leads to an impressive landing with access to all five bedrooms. The principle suite has a large bedroom, and en-suite bathroom. There is a further 4 bedrooms and a family bathroom. Above the garage is another large reception room which has multiple uses such as a games room or annexe. It also benefits from a sole use bathroom.

To the rear is a west facing garden which is mainly laid to lawn, with a large patio.  
To the front is a large driveway providing access to the double garage.

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



Village Estates  
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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.











The Ground Floor plan shows a building with the following rooms and dimensions:

- Reception Room:** 13'0" x 12'11" (4.24 x 3.94m)
- Office:** 10'0" x 14'0" (3.05 x 4.27m)
- Kitchen:** 14' x 10'11" (4.27 x 3.28m)
- Dining Room:** 10'0" x 10'0" (4.72 x 4.57m)
- Living Room:** 19'0" x 9'7" (5.69 x 2.71m)
- Reception Room:** 22' x 12'11" (6.71 x 3.94m)
- Other rooms:** Hall, Bath, and a small room labeled "10' x 20'7" (3.05 x 6.27m).

External features include:

- Garden:** 76' x 51'0" (23.17 x 15.55m) (approximate)
- Garden:** 75' x 20'7" (23.17 x 6.27m) (approximate)
- Off. Street Parking**

**Ground Floor**

[illegible]

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	72	79

**England & Wales**

EU Directive  
2002/91/EC

