

# Aldenham Avenue, Radlett

## £3,250,000 (Freehold)



A Magnificent Family Home in Leafy Radlett which is set behind a meticulously designed 6.5m electric gate, this exceptional family residence, built by Relic Homes in 2016, boasts five double bedrooms and has been impeccably maintained by its current owners. The property is situated in a tranquil and highly sought-after area of Radlett, conveniently close to Battlers Green Farm shops and a short distance from Radlett Village.

Upon entering the spacious hallway, you are greeted by a large living room and a separate family room. The stunning open-plan kitchen and breakfast room feature bi-folding doors that open onto the garden, seamlessly blending indoor and outdoor living. Additional ground floor amenities include a generously sized study, a large utility room with side access, and a downstairs W.C. A bespoke oak staircase leads to the upper floors.

The first floor comprises an impressive principal bedroom with a large dressing room and a luxurious en-suite bathroom. There are three further double bedrooms, each with en-suite bathrooms and walk-in wardrobes, providing ample space and privacy. The first floor also benefits from having a centralized integrated air conditioning system.

The second floor offers an additional double bedroom with an en-suite bathroom and a walk-in wardrobe, ideal for guests or extended family members. Comms room.

The rear of the property features a secluded garden with a large patio area, perfect for summer entertaining, and a garden room currently used as a gym.

To the front, there is a secure driveway with ample parking for multiple cars and a wall mounted 7kw EV car charger. To the side there is a detached garage/workshop. The property is also fitted with a high end state of the art full security system.

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

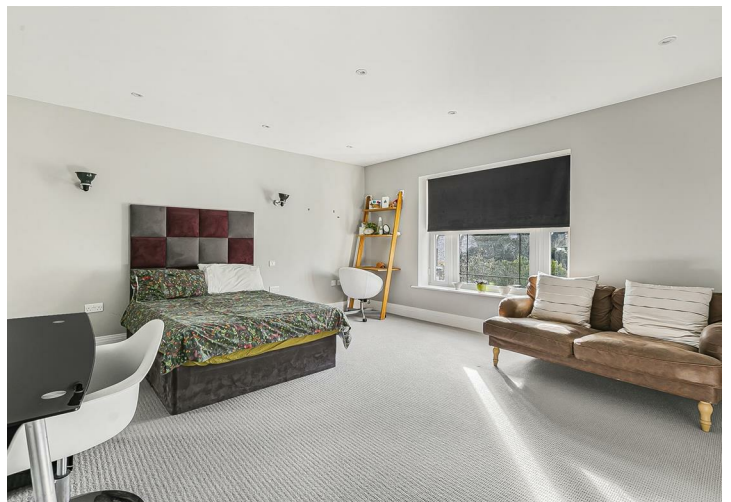


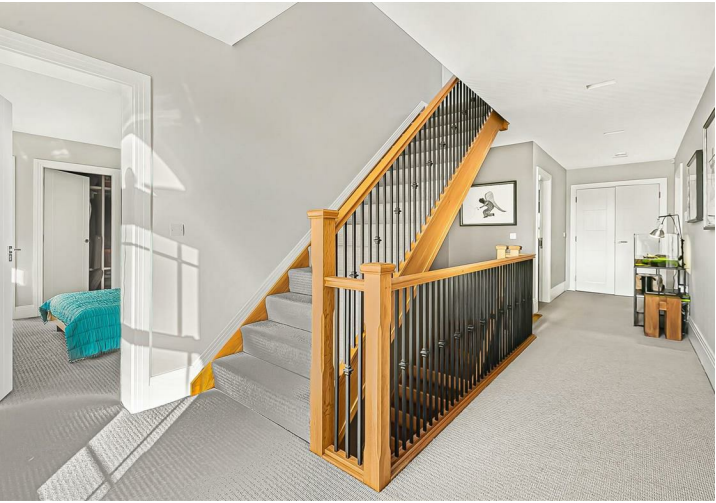
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.









**Approximate Gross Internal Area 4462 sq ft - 415 sq m**

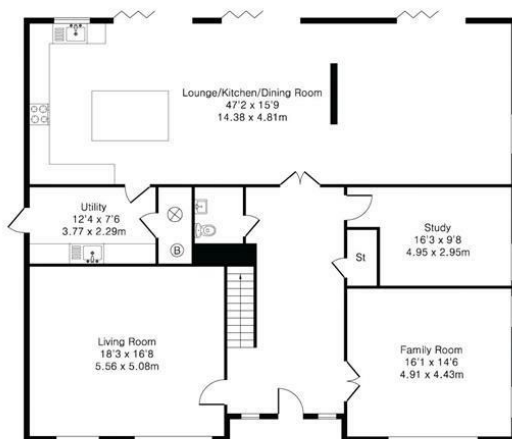
Ground Floor Area 1885 sq ft – 175 sq m

First Floor Area 1776 sq ft – 165 sq m

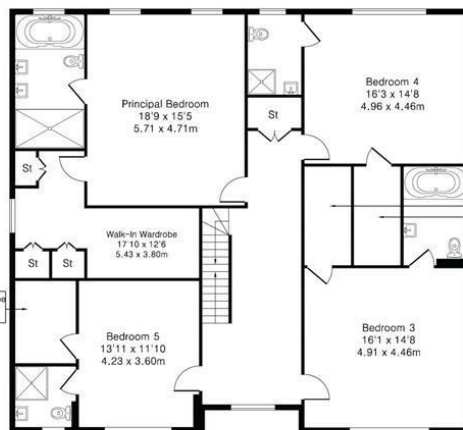
Second Floor Area 512 sq ft – 48 sq m

Garage Area 156 sq ft – 15 sq m

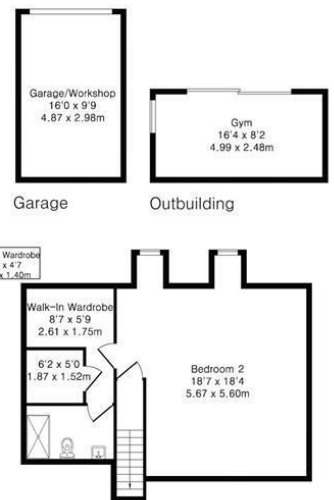
Outbuilding Area 133 sq ft – 12 sq m



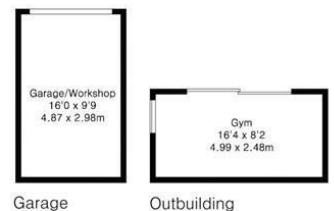
Ground Floor



First Floor



Second Floor



Garage

Outbuilding



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	89
(69-80) C			
(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	