



THE AVENUE

Radlett, Hertfordshire



AN AMAZING GATED PRIVATE RESIDENCE IN A PRIME LOCATION.

Entrance hall | Study | Living room | Dining room | TV room | Kitchen/breakfast room | Gymnasium | Cinema room
Chill Room | Laundry Room| Indoor Pool with steam room | Staff accommodation with separate entrance
Triple Internal Garage

Principal bedroom with an en suite bathroom and dressing room | Further 6 bedrooms and 6 bathrooms over 2 floors

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Tenure: Freehold
Postcode: WD7 7DG
What3Words: ///beast.rocky.drum
Services: Mains water, gas and electricity. Under floor heating and air conditioning throughout.
Viewings: Strictly by appointment with the vendors' agents.



LOCATION

The property is situated in one of Hertfordshire's most desirable villages within walking distance to the excellent amenities of Radlett High Street with its many shops, restaurants, places of worships and Radlett mainline station which provides a fast service into London St Pancras in under half an hour. The property is also within easy access to the M1, A1(M) and M25 and the area is also well served by several outstanding schools including Haberdashers (Boys and Girls), Aldenham school, Yavneh College, Radlett Prep, North London Collegiate, St Albans Boys and Girls School, Manor Lodge and Edge Grove School.

St Albans 4 miles, Watford 5 miles, London St Pancras 16 miles (approx. 29 minutes by train), Luton Airport 17 miles, Heathrow Airport 25 miles, M25 (Junction 22) 4 miles, (Distances and times approximate)







THE PROPERTY

A magnificent residence of extraordinary scale and design, this outstanding seven-bedroom detached home offers over 14,000 sq ft of refined living space, set discreetly behind private gates in one of the area's most exclusive addresses. Completed in 2012 by the current owner and meticulously enhanced in recent years, the property showcases a blend of traditional English architecture and cutting-edge interiors with precision craftsmanship throughout.

Entered via an imposing double-height entrance hall with a sweeping staircase, the house flows seamlessly into a series of elegant reception rooms, all benefitting from high ceilings, ambient lighting, and beautifully dressed interiors. A bespoke kitchen with an expansive island anchors the heart of the home, complemented by a formal dining area and a series of lounges with garden views.

Every bedroom is an en suite, with the principal suite featuring a grand dressing room and luxurious marble bathroom. The second floor offers two fully self-contained suites- ideal for extended family or private guests.

The lower ground floor is designed for entertaining and wellness. A cinema room, bar lounge, gym, and spa suite sit alongside a show-stopping indoor pool with a star-lit ceiling and motorised rising floor that transforms into an event space.

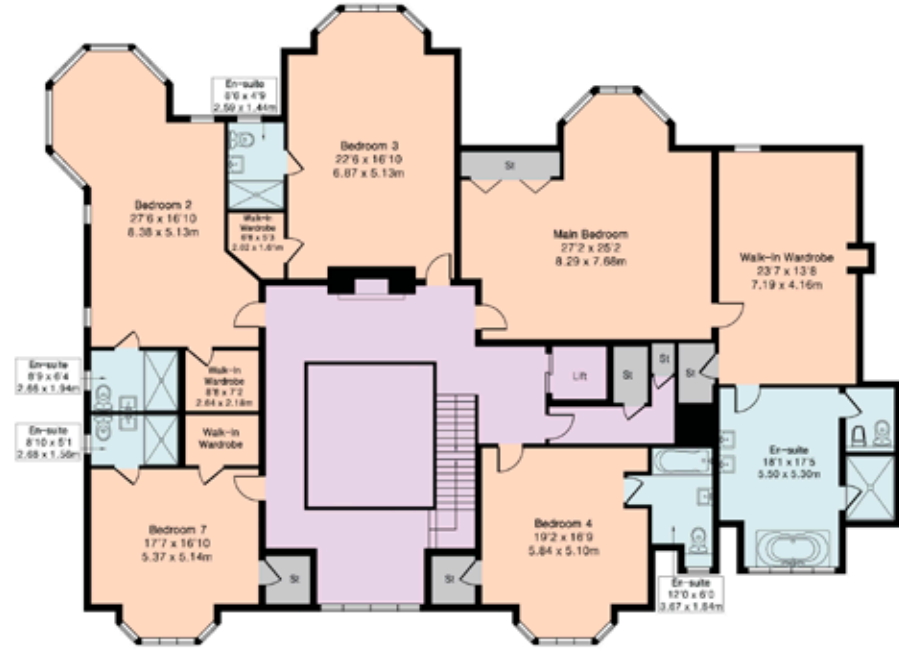
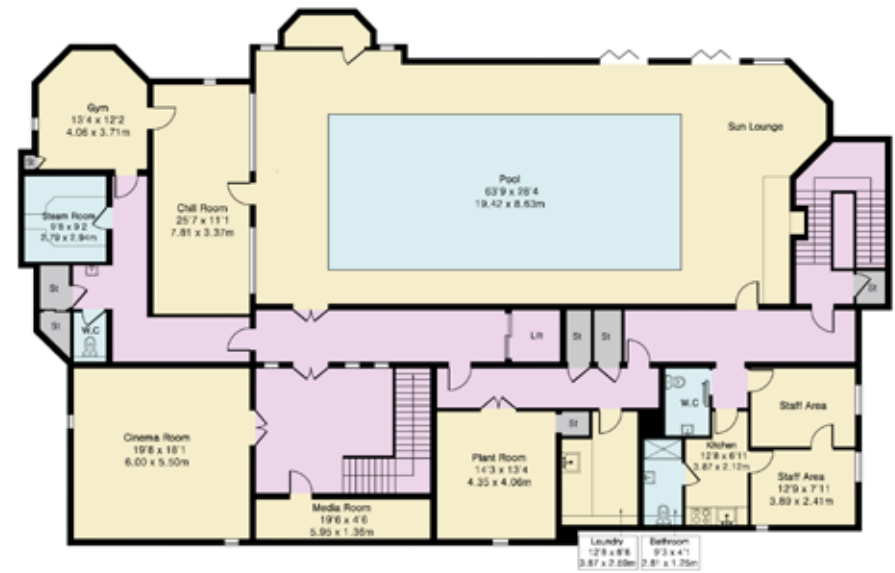
A lift connects all floors, including staff accommodation and triple internal garaging which has plumbing and heating already installed. The home also benefits from full air conditioning, an irrigation system, and modern automation throughout including Lutron lighting and Sonos speakers. The extensive, manicured garden create a serene green boundary around the home, complemented by a large sun terrace for al fresco entertaining.

This home is a masterclass in luxury design, perfectly executed for contemporary family living and large-scale entertaining alike.









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Approximate Gross Internal Area = 1,330 sq m / 14,313 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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