



GILLS HILL LANE, RADLETT, WD7 8DD



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Presenting an extremely spacious family home. This well-proportioned property boasts 5 bedrooms and 3 bathrooms, guest cloakroom and bright and airy conservatory.

Located in a prime central Radlett location. The property offers, amongst its many other benefits, the opportunity to further enhance and extend subject to planning permission. Architects drawings are available on request.

Externally, a stunning rear garden which has been recently professionally landscaped. There is a gated driveway offering parking for several vehicles

Gills Hill Lane is a highly sought-after and quiet residential address in the heart of Radlett. The village provides for a good range of shopping and leisure facilities with Radlett Thameslink Station within easy access from the property offering a service to Kings Cross and St Pancras International (fast train 26 minutes approximately). There is also a rail service to both Gatwick and Luton airports. Heathrow airport is approximately 25 miles. The M1 is available at (J5) connecting to the M25 at (J21A). Locally there is an excellent selection of schooling both state and private with Aldenham School and Edge Grove within 1.5 miles and Haberdashers Askes approximately 2.5 miles.





- 5 Bedrooms, 2 with ensembles
- Over 2,500 sq ft
- Playroom/Games room
- Downstairs guest suite with ensuite bathroom
- Utility Room
- Conservatory
- Recently professionally landscaped gardens
- Close to schools
- Sought after location, within easy walking distance to train station
- Gated driveway offering parking for several vehicles







An exciting opportunity to acquire this lovely family home, in a highly sought after location.

Plenty of scope to extend subject to planning permission

### ENTRANCE HALL

10'8" x 16'8" (3.25m x 5.08m)

### GUEST CLOAKROOM

### DRAWING ROOM

21'3 x 12'3 (6.48m x 3.73m)

### DINING ROOM

21'8 x 13'0 (6.60m x 3.96m)

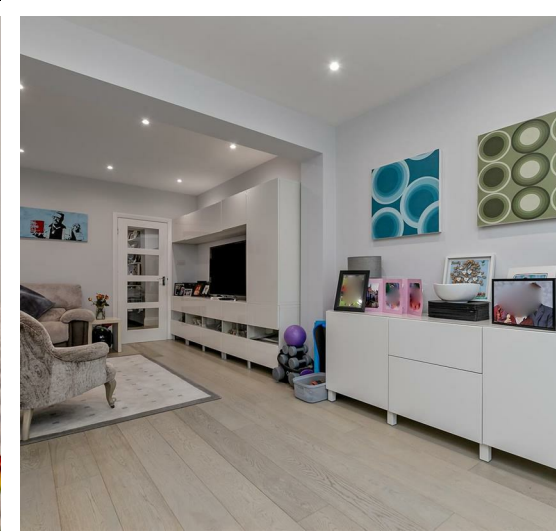
### KITCHEN/BREAKFAST ROOM

20'7 x 11'0(at widest point) (6.27m x 3.35m(at widest point) )

### UTILITY ROOM

### T.V/FAMILY ROOM

12'8 x 11'2 (3.86m x 3.40m )



CONSERVATORY

21'9" x 13'0" (6.63m x 3.96m)

BEDROOM 5

11'11" x 11'1" (3.63m x 3.38m)

EN-SUITE - BEDROOM 5

LANDING

PRINCIPLE BEDROOM

13'2" x 9' (to front of wardrobes) (4.01m x 2.74m (to front of wardrobes) )

EN-SUITE - PRINCIPLE BEDROOM

DRESSING ROOM

9'0" at deepest point 8'0" at widest point (2.74m at deepest point 2.44m at widest point )

BEDROOM TWO

17'0" x 10'2" to wardrobe (5.18m x 3.10m to wardrobe)

BEDROOM THREE

11'9" x 9'10" ( 3.58m x 3.00m)

FAMILY BATHROOM





BEDROOM 4  
8'7" x 10'2" (2.62m x 3.10m)

STUNNING LANDSCAPED  
GARDEN

GATED DRIVEWAY  
Offers parking for numerous  
vehicles

VARIOUS ARCHITECT  
DESIGN IDEAS



An extremely spacious 5 bedroom contemporary property located in a prime central Radlett location. The property offers, amongst its many other benefits, the opportunity to further enhance and extend subject to planning permission as well as a stunning rear garden.







This beautiful property offers versatile living with a range of options to develop further.

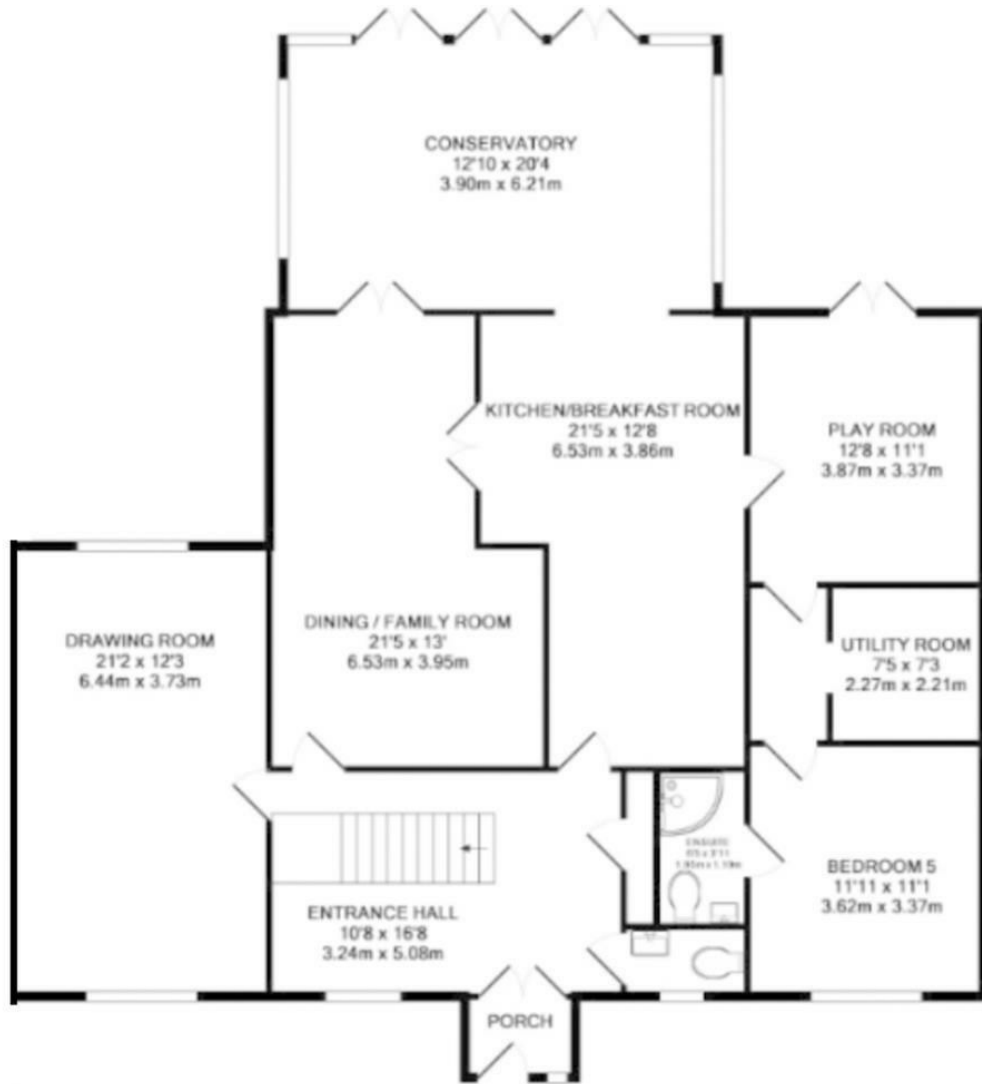


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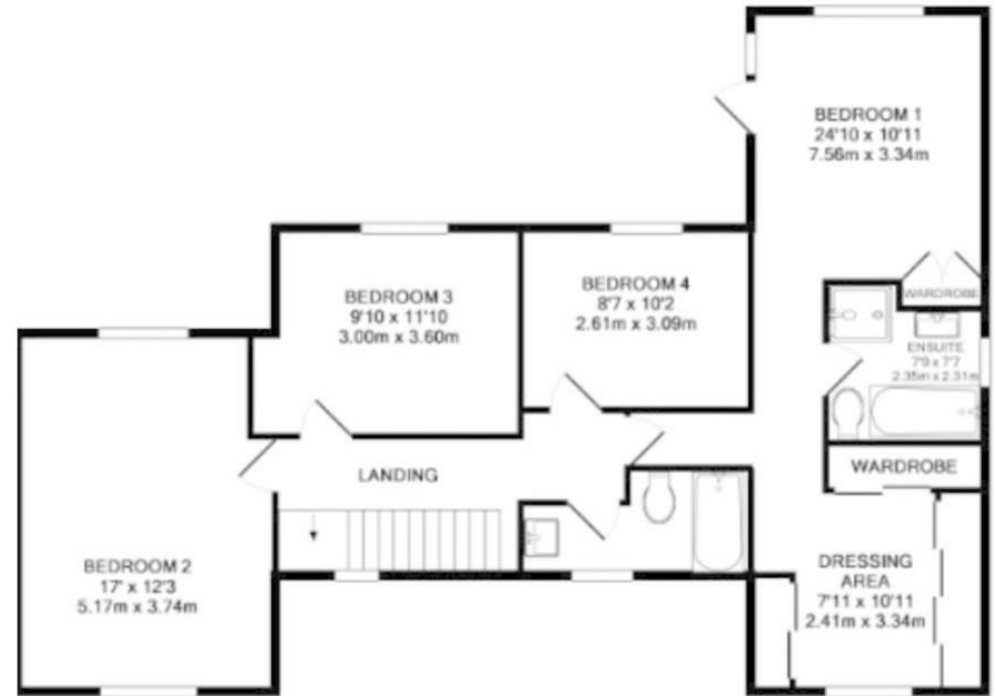
### Hertsmere Band G

Energy Efficiency Rating		Current	Target	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
101-120	A			101-120	A		
81-100	B			101-120	B		
61-80	C			101-120	C		
41-60	D			101-120	D		
21-40	E			101-120	E		
1-20	F			101-120	F		
1-20	G			101-120	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			



GROUND FLOOR APPROX FLOOR AREA 1616 SQ FT (150.1 SQ M)

TOTAL APPROX FLOOR AREA 2548 SQ FT (236.7 SQ M)



1ST FLOOR APPROX FLOOR AREA 932 SQ FT (86.6 SQ M)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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