



PRESTIGE & VILLAGE

UK's finest properties

2, LONGRIDGE, RADLETT, WD7 7ED



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This exclusive CHAIN-FREE residence, situated in one of Radlett's most prestigious roads, is a beacon of refined living. Immerse yourself in the luxury of this distinguished property, boasting seven bedrooms & seven opulently appointed ensuite bathrooms. Meticulous craftsmanship & an unwavering commitment to elegance are evident in every facet of this residence, ensuring absolute comfort.

Entertain in style with a dedicated cinema room & games room, creating spaces for both intimate gatherings and grand celebrations. The allure of this home extends beyond its walls, offering a lifestyle that embraces entertainment on every level. Prioritise your well-being with the added luxury of a private gym, allowing you to stay fit & healthy within the comfort of your own home. The double garage adds practicality & also reflects the thoughtful design permeating every corner of this residence. Stepping into the well landscaped grounds, discover a haven that transcends the ordinary.

This property is more than just a home, complete with amenities & features discerning homeowners desire. Seize the opportunity to make this luxury home your sanctuary, where a life of distinction & elegance awaits.



**For Viewings & Further Information Call**  
**ANDREA BANKS**  
**07361 531720**





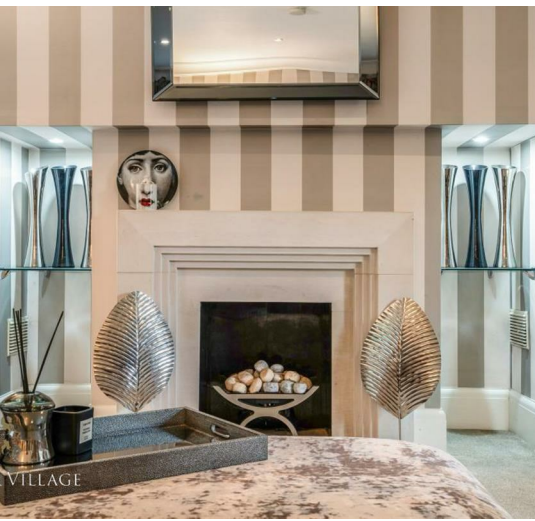
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UK's Finest Homes

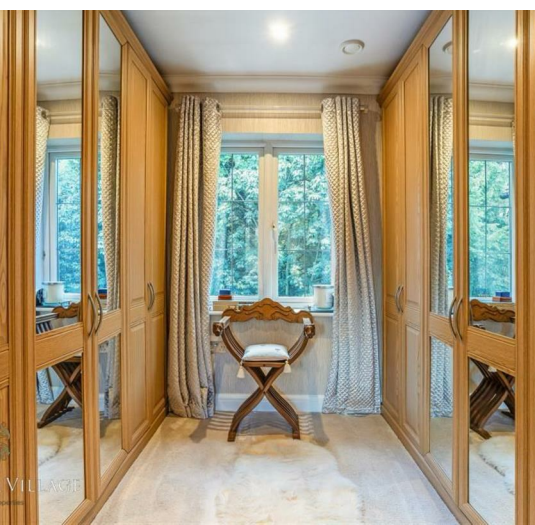
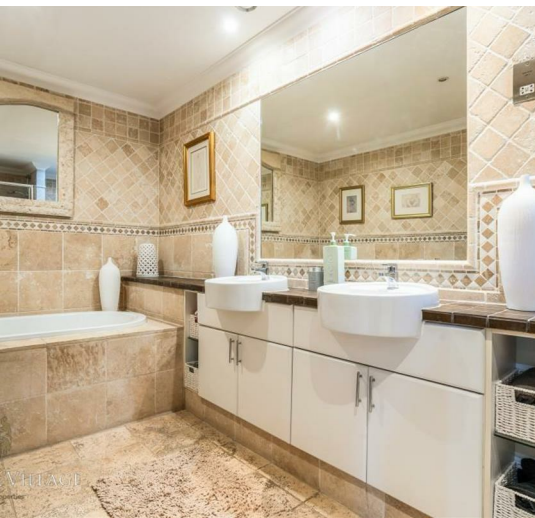
- Luxury Gated Detached Family Home with Parking for Several Vehicles
- 7 Double Bedrooms - All with en-suite bathrooms
- Approx 6500 Sq Ft
- Underfloor Heating, Air conditioning, Air filtration system
- Cinema Room
- Games Room, Gym & Sauna
- Detached Double Garage
- Private Road
- Sought after location, within easy walking distance to Radlett Thameslink train station
- CHAINFREE



VILLAGE







## GROUND FLOOR

### ENTRANCE HALL

### STUDY

10'9" x 10'0" (3.28m x 3.05m)

### DINING ROOM

20'1" x 15'3" (6.12m x 4.65m)

### SITTING ROOM

22'2" x 14'11" (6.77m x 4.55m)

### KITCHEN

15'7" x 15'2" (4.75 x 4.63)

Featuring a large kitchen breakfast room with a separate utility space. The kitchen is well equipped with two fridge freezers, two ovens, gas hob and dishwasher.

### PANTRY

### UTILITY

### GARAGE

20'3" x 19'6" (6.18 x 5.95)

## LOWER GROUND FLOOR

### GAMES ROOM

24'11" x 19'9" (7.60 x 6.03)

### CINEMA

19'10" x 14'11" (6.05 x 4.55)

### GYM

18'0" x 11'0" (5.49m x 3.35m)

### SAUNA

### WC

### 2ND UTILITY ROOM

## STORE

## FIRST FLOOR

### BEDROOM 1

17'1" x 14'0" (5.21 x 4.27)

### BEDROOM 3

15'1" x 10'10" (4.60 x 3.32)

### BEDROOM 4

15'2" x 11'0" (4.63 x 3.36)

### BEDROOM 6

16'3" x 7'9" (4.96 x 2.37)

### BEDROOM 7

12'0" x 10'0" (3.66 x 3.05)

## SECOND FLOOR

### BEDROOM 2

25'6" x 14'1" (7.78 x 4.30)

### BEDROOM 5

20'0" x 14'2" (6.10 x 4.32)

### EAVES ROOM

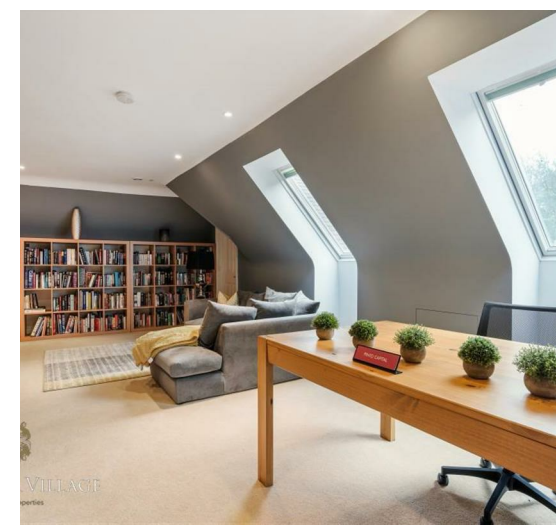
12'8" x 7'10" (3.87 x 2.40)

### EAVES ROOM 2

8'7" x 7'10" (2.62 x 2.39)

## OUTSIDE

This property has a large driveway, allowing for convenient parking. The garden provides ample space for outdoor activities and enjoying the surrounding natural beauty. Whether you wish to host a barbecue or create a serene garden retreat, the possibilities are endless.





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A tranquil, highly desirable private premier road, in close proximity to the excellent amenities of Radlett High Street's many shops, restaurants, places of worships. Radlett Station, offers a fast service into London St Pancras in less than 25 minutes. Easy access to M1, A1(M) & M25. Radlett is served by a number of outstanding schools including Haberdashers Aske's for boys & girls, Aldenham school, Yavneh College & Radlett Prep



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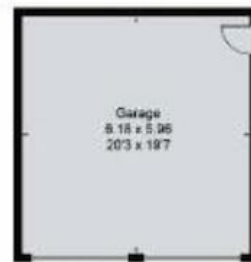
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HERTSMERE  
Band H

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Why energy efficient - lower running costs	Current	Target	Why environmentally friendly - lower CO <sub>2</sub> emissions
101-125 A			101-125 A
81-100 B		81	81-100 B
61-80 C			61-80 C
41-60 D			41-60 D
21-40 E			21-40 E
1-20 F			1-20 F
0-20 G			0-20 G

England & Wales EU Directive 2002/91/EC

Approximate Area = 573.4 sq m / 6172 sq ft  
 Garage = 36.9 sq m / 397 sq ft  
 Total = 610.3 sq m / 6569 sq ft  
 (Excluding Void / Eaves)  
 Including Limited Use Area (20.2 sq m / 217 sq ft)  
 Not to scale.



(Not Shown in Actual Location / Orientation)



Second Floor



Lower Ground Floor



Ground Floor



First Floor

□ = Electric wall switch/door / On

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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