



25, THE AVENUE, RADLETT, WD7 7DQ



**PRESTIGE & VILLAGE**  
UK's finest properties



Introducing, an exceptional 5-bedroom detached family home, situated in one of RADLETT'S most prestigious roads, THE AVENUE. This stunning five-bedroom detached house is a true gem waiting to be discovered. Spanning an impressive 2,884 sq ft, this property exudes elegance and sophistication from the moment you step into its generous entrance hall. The heart of this beautiful home is the open-plan kitchen/breakfast room, offering a perfect space for culinary delights while overlooking the breathtaking 100ft terraced garden that basks in the warmth of the south-facing sun. Imagine enjoying your morning coffee in this serene setting or hosting gatherings with friends and family in such a picturesque outdoor space. The skylight in the kitchen adds a touch of natural brightness, creating a welcoming atmosphere. The kitchen's back doors open fully, seamlessly connecting the indoor and outdoor spaces, perfect for delightful BBQ evenings on the veranda. This property is designed to cater to your every need, with a separate TV room featuring a bay window for cosy evenings in, a versatile dining room/study for work or leisure, two en-suites for added convenience, and a luxurious family bathroom for relaxation after a long day. The principal bedroom is a sanctuary in itself, boasting a separate dressing room and an en-suite bathroom, providing a private retreat within your own home. The second bedroom also offers a touch of luxury with its own en-suite, ensuring that every member of the household enjoys comfort and style. Furthermore, practicality meets luxury with an integral garage and a driveway offering ample parking space for several vehicles. Don't miss the opportunity to make this exquisite property on The Avenue your own!





- Premier private road
- Five bedroom detached
- Beautifully renovated throughout by current owners
- Over 2884 sq. f.t of accommodation
- Open planned kitchen/breakfast room
- Separate utility room
- South facing 146ft landscaped garden
- Integral garage
- Driveway with off-street parking for several vehicles
- Within easy walking distance to train station







## GROUND FLOOR

### ENTRANCE HALL

20'7" x 16'11" (6.27m x 5.16m)

### DOWNSTAIRS WC

### KITCHEN / BREAKFAST ROOM

19'6" x 15'7" (5.94m x 4.75m)

### RECEPTION

15'11" x 12'11" (4.85m x 3.94m)

### DINING ROOM

12'11" x 12'11" (3.94m x 3.94m)

### STUDY

12'11" x 9'10" (3.94m x 3.00m)

### TV ROOM

14' x 13'11" (4.27m x 4.24m)

### UTILITY ROOM

14'9" x 7' (4.50m x 2.13m)

### GARAGE

16'8" x 10'3" (5.08m x 3.12m)

## FIRST FLOOR

### FIRST FLOOR LANDING

### BEDROOM 1

13' x 7'10" (3.96m x 2.39m)

### BEDROOM 1 - DRESSING ROOM

13' x 7'10" (3.96m x 2.39m)

### BEDROOM 1 - ENSUITE

### BEDROOM 2

16' x 13' (4.88m x 3.96m)

### BEDROOM 2 - ENSUITE

### BEDROOM 3

12' x 11'8" (3.66m x 3.56m)

### BEDROOM 4

12'1 x 11'7" (3.68m x 3.53m)

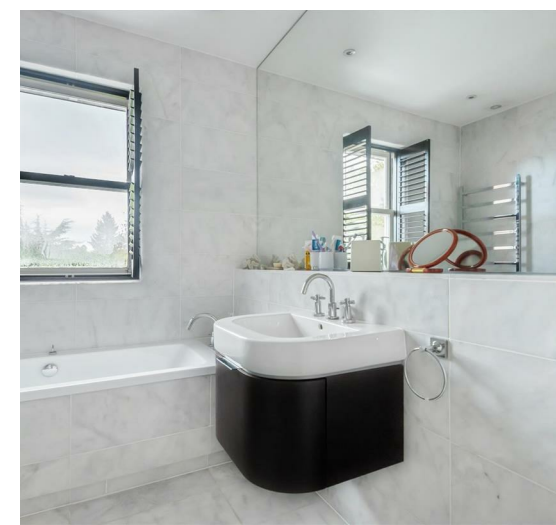
### BEDROOM 5

11' x 8'4" (3.35m x 2.54m)

### FAMILY BATHROOM

### REAR GARDEN

52' x 146' (15.85m x 44.50m)





Situated in this tranquil, highly desirable location and is within close proximity 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. Within easy access to the M1, A1(M) and M25 and the area is also well served by a number of outstanding schools including Haberdashers Aske's for boys and girls, Aldenham school



## Hertsmere Band H

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Why energy efficient? Lower running costs	Current	Potential	Why environmentally friendly? Lower CO <sub>2</sub> emissions	Current	Potential
101-155 kWh/m <sup>2</sup> A			101-155 g/kWh A		
81-100 kWh/m <sup>2</sup> B			81-100 g/kWh B		
61-80 kWh/m <sup>2</sup> C			61-80 g/kWh C		
41-60 kWh/m <sup>2</sup> D			41-60 g/kWh D		
21-40 kWh/m <sup>2</sup> E			21-40 g/kWh E		
1-20 kWh/m <sup>2</sup> F			1-20 g/kWh F		
1 kWh/m <sup>2</sup> G			1-20 g/kWh G		
Not energy efficient? Higher running costs			Not environmentally friendly? Higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

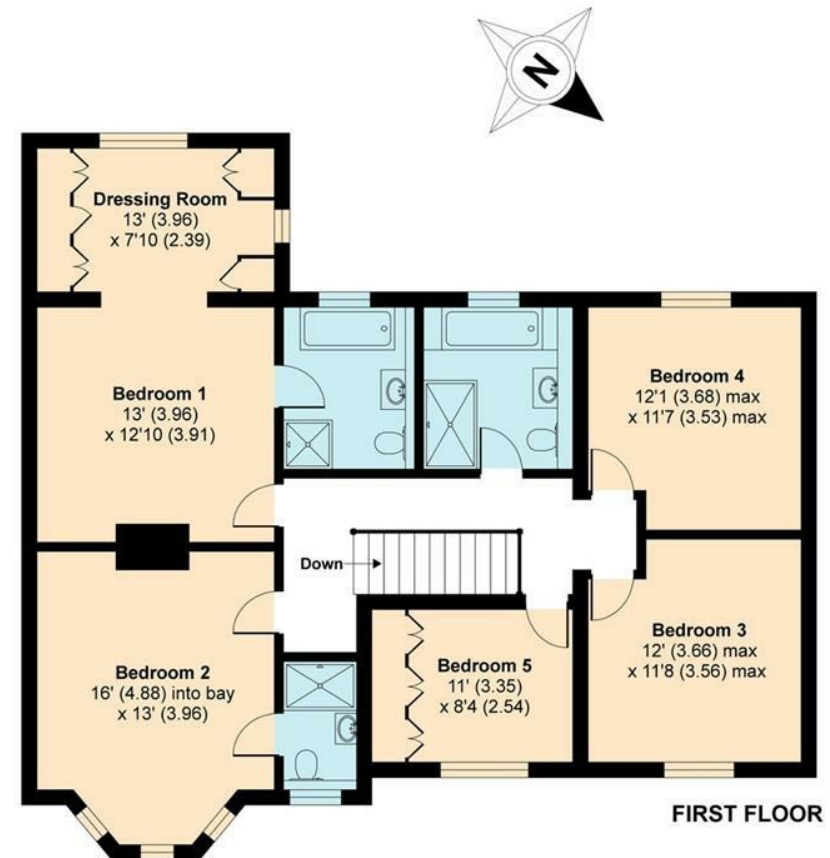
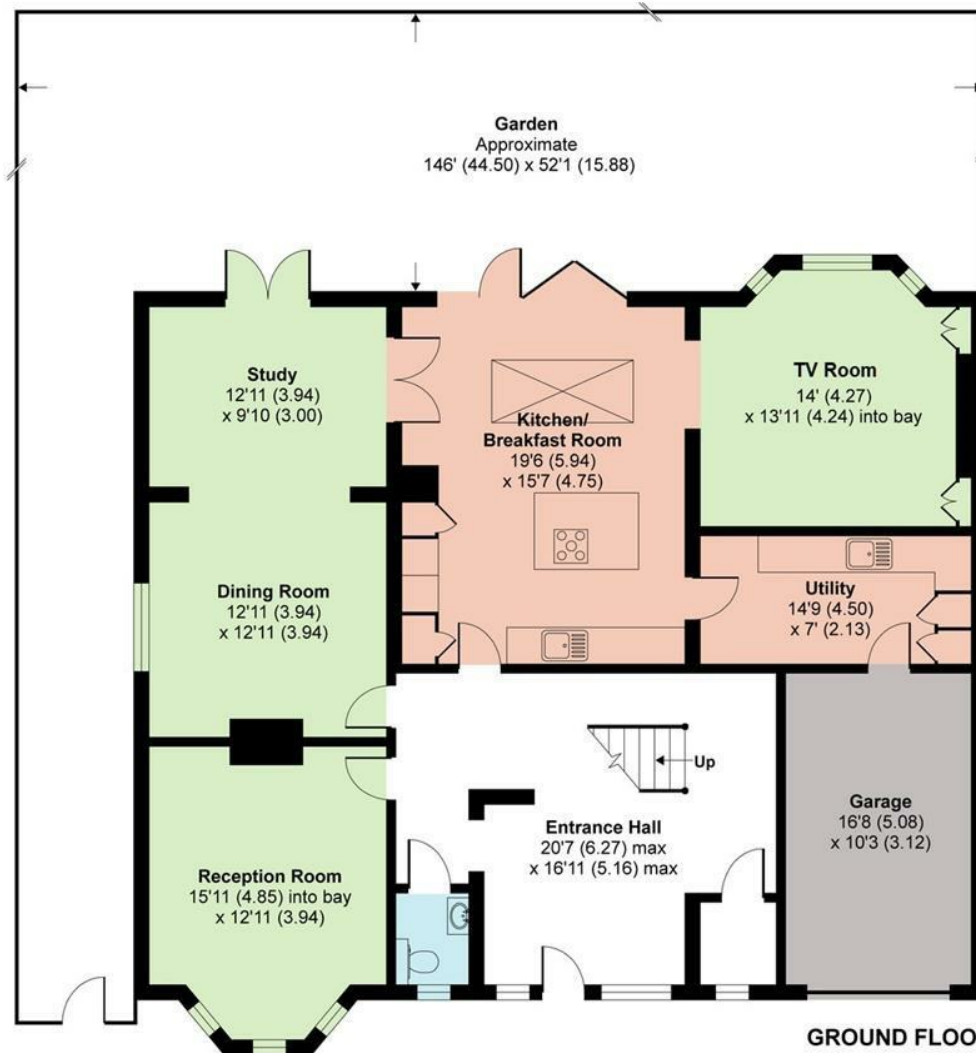
# The Avenue, Radlett, WD7

Approximate Area = 2711 sq ft / 251.9 sq m

Garage = 173 sq ft / 16.1 sq m

Total = 2884 sq ft / 267.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2021. Produced for Statons. REF: 770419

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.



PRESTIGE & VILLAGE

UK's finest properties

[PROPERTY@PRESTIGEANDVILLAGE.CO.UK](mailto:PROPERTY@PRESTIGEANDVILLAGE.CO.UK)

[WWW.PRESTIGEANDVILLAGE.CO.UK](http://WWW.PRESTIGEANDVILLAGE.CO.UK)