



GOODYERS AVENUE, RADLETT, WD7 8BA



PRESTIGE & VILLAGE

UK's finest properties



Welcome to Goodyers Avenue, Radlett - a charming location for this recently refurbished three-bedroom detached bungalow. Prestige and Village are delighted to present this attractive property situated on one of Radlett's peaceful and highly desirable avenues.

This bungalow exudes elegance and calmness, offering a master bedroom complete with fitted wardrobes and an ensuite bathroom for added convenience. The two additional double bedrooms provide versatility, perfect for accommodating guests or creating your own study or living space. The dining area is ideal for hosting intimate gatherings, while the kitchen is a chef's dream with its modern amenities.

One of the highlights of this property is the reception room that seamlessly flows into a mature, private, west-facing garden. Imagine enjoying a cup of tea in the tranquillity of your own outdoor oasis. The front of the property is equally impressive, featuring a large mature garden, a garage, and a driveway with ample parking space for three to four cars - a rare find in this sought-after area. For those with grander visions, planning permission has already been secured for remodeling and extending the property, offering endless possibilities for creating additional living space tailored to your needs. Don't miss this opportunity to own a piece of paradise in Radlett. Contact us today to arrange a viewing and make this beautifully refurbished bungalow your new home.



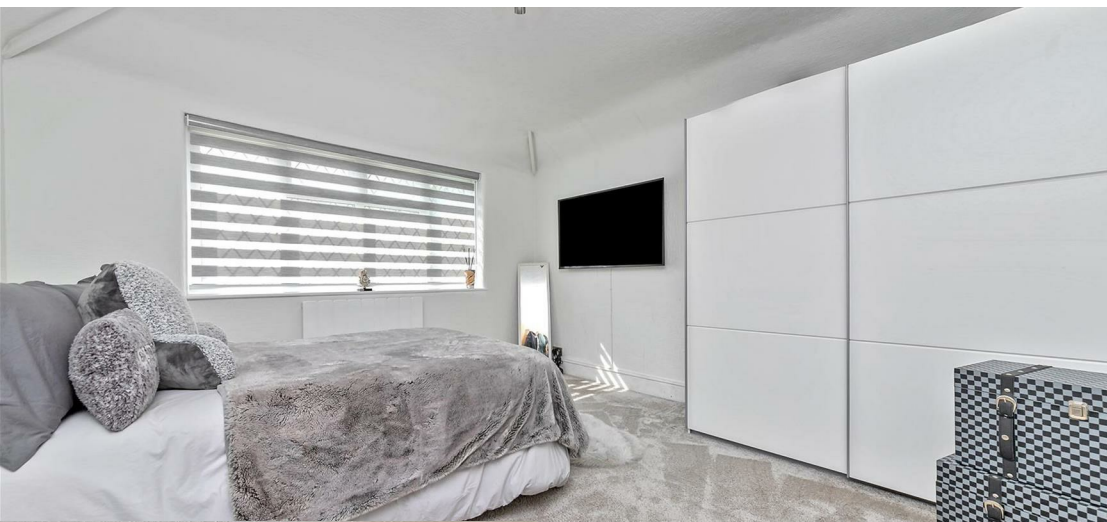




- Premier private road
- Highly sought after detached BUNGALOW
- Generous sized plot
- Garage
- Recently refurbished
- 3 Double Bedrooms
- Ensuite bathroom
- West facing garden
- Planning permission
- Easy walking distance to Radlett Thameslink train station











### ENTRANCE HALL

10'10" x 10'9" (3.31 x 3.28)

Welcome to this inviting and spacious entrance hall. As you step inside, you'll immediately notice the warm and welcoming atmosphere that sets the tone for the rest of the home. The hallway's generous proportions allow for easy movement and an airy feel, creating an inviting first impression.

### BEDROOM 1

16'10" x 14'7" (5.14 x 4.45)

To your right, you'll find the principal bedroom, a serene sanctuary designed for relaxation and comfort. This elegant room features ample space, allowing for various furniture arrangements to suit your personal style.

### EN-SUITE BEDROOM 1

Connected to the principal bedroom is a luxurious ensuite bathroom, a private oasis where you can unwind and rejuvenate. This beautifully designed space offers modern fixtures, a soothing color palette, and thoughtful details that enhance your daily routine.

### BEDROOM 2

11'10" x 13'4" (3.62 x 4.07)

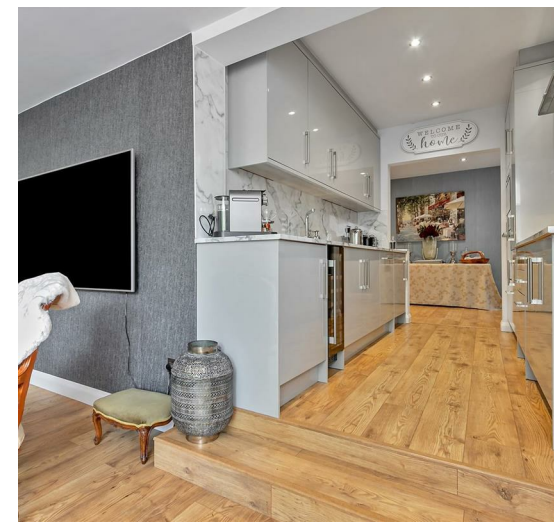
Bedroom 2 offers exceptional versatility, making it a multifunctional space to suit your needs. Whether you choose to use it as a second reception room, a study, or a bedroom, this adaptable area is designed to accommodate your lifestyle.

As a second reception room, it provides an ideal space for entertaining guests or creating a cozy family retreat. If you opt for a study, it becomes a quiet and productive workspace, perfect for remote work or personal projects. Alternatively, as a bedroom, it offers a comfortable and inviting environment for residents or guests.

### BEDROOM 3

10'11" x 11'5" (3.33 x 3.49)

This bright and generously sized double bedroom is a true highlight of the home. Flooded with natural light, the room boasts ample space for a large bed and additional furniture, creating a comfortable and inviting atmosphere.





## DINING ROOM

11'10" x 9'2" (3.62 x 2.80)

This versatile dining area serves as the heart of the home, seamlessly connecting to the kitchen for easy and convenient meal preparation and dining. The space is designed to accommodate various functions, whether you're hosting formal dinner parties or enjoying casual family meals

## KITCHEN

7'3" x 9'8" (2.22 x 2.95)

The galley-style kitchen is both efficient and well-equipped. Designed for functionality, this kitchen layout maximises space and ensures everything you need is within easy reach.

This thoughtfully designed kitchen combines practicality with modern amenities, offering a streamlined and enjoyable cooking environment.

## RECEPTION

15'2" x 16'10" (4.63 x 5.14)

The cozy lounge is a charming and inviting space designed for relaxation and comfort. It provides ample room for several sofas, making it an ideal spot for family gatherings, entertaining guests, or simply unwinding after a long day.

Offering a seamless connection to the stunning West-facing garden. The sliding doors allow natural light to flood the room and offer easy access to the outdoor space. This thoughtful design invites you to enjoy beautiful sunset views and the serene garden setting, enhancing your living experience.

## GARAGE

20'1" x 8'1" (6.13 x 2.47)







### FRONT GARDEN

The property features ample parking, providing convenient space for several vehicles.

The front of the home is further enhanced by an attractive lawned area, which adds to the overall curb appeal and provides a pleasant green space. A well-maintained footpath leads you to the front door, ensuring a welcoming and straightforward approach to the home. This combination of practical parking and charming landscaping creates a first impression that is both functional and aesthetically pleasing.

### REAR GARDEN

The generous rear garden is a standout feature of the property, offering a spacious and versatile outdoor area. It includes a well-sized patio, perfect for alfresco dining, entertaining guests, or simply relaxing in the fresh air. The patio is designed to be both functional and inviting, providing a seamless transition between indoor and outdoor living.





Located on a premier private road, this detached bungalow has been modernized and refurbished to a high standard. It features a convenient garage for parking or storage, three spacious double bedrooms, and an ensuite bathroom in the principal bedroom for added luxury. The property boasts a sunny west-facing garden, perfect for afternoon and evening sun, and is equipped with efficient electric heating throughout. Additionally, it comes with planning permission, offering potential for future expansion or development.







Its prime location provides easy walking distance to Radlett Thameslink train station, making it ideal for commuters. This bungalow is perfect for families or those looking to downsize without compromising on space, offering excellent connectivity while providing a peaceful and spacious living environment.





This property boasts a highly convenient location near Radlett's town centre, just a short walk away. The Thameslink train station is also within easy reach, offering direct connections to central London in less than 25 minutes. Surrounding the area are stunning country walks and woodland, perfect for nature enthusiasts. Moreover, the property is in proximity to excellent schools. Additionally, the nearby M25 and M1 motorways provide easy access to London and other destinations.



### Hertsmere Band G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
81-91 A		81-91 A	
69-80 B		69-80 B	
55-68 C		55-68 C	
49-54 D		49-54 D	
45-48 E		45-48 E	
39-44 F		39-44 F	
35-38 G		35-38 G	
1-34		1-34	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
8.1	3.0		

England & Wales EU Directive 2002/91/EC



TOTAL AREA 1295 SQ FT (120.3 SQ M)



GROUND FLOOR

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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