

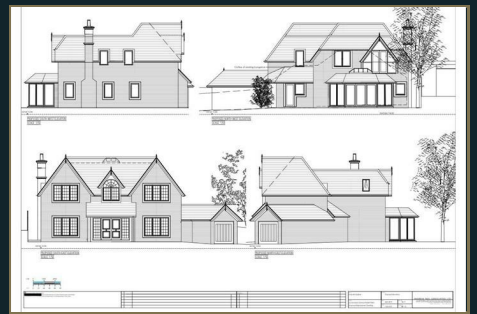
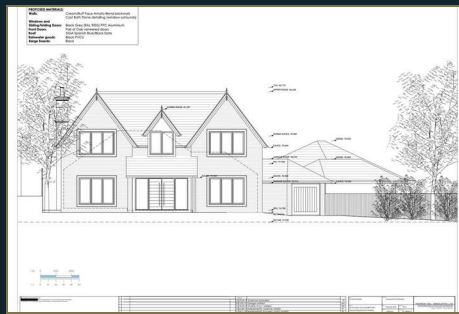


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UK's finest properties



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GOODYERS AVENUE, RADLETT, WD7 8BA

PLOT WITH PLANNING PERMISSION IN PRIME LOCATION

Currently a comfortable 3 Bed Bungalow in Radlett

Located on the peaceful and highly desirable Goodyers Avenue in Radlett, this property presents an exceptional opportunity for both immediate living and future development. The existing plot comes with planning permission granted for the demolition of the current dwelling and the construction of a spacious 4-bedroom detached house, offering 2,850 sq.ft of living space. This is the perfect opportunity for those looking to create their dream home, with all necessary permissions already in place.

Currently, the property features a three-bedroom detached bungalow that combines modern convenience with serene charm. The master bedroom benefits from fitted wardrobes and a contemporary ensuite bathroom. Two additional double bedrooms offer versatility, ideal for guests, a study, or additional living space. The dining area provides a welcoming space for family meals, while the modern kitchen is a fully equipped. The reception room is a comfortable cozy space, seamlessly flowing into a private west-facing garden. The garden offers a peaceful retreat, ideal for relaxation or outdoor dining. To the front of the property, a large mature garden provides excellent curb appeal, while a garage and driveway with ample parking adds practicality and convenience, a rare feature in this sought-after area.

For those seeking further potential, the property comes with planning permission for remodelling and extension, offering endless possibilities to expand and tailor the home to your needs. Whether you choose to build a new family home or enhance the existing bungalow, the opportunities are limitless. Situated in a quiet residential area of Radlett, the property offers excellent local amenities, schools, and transport links.

OFFERS IN EXCESS OF £1,000,000

GOODYERS AVENUE

, RADLETT, WD7 8BA



- Planning Permission for 4 BEDROOM DETACHED HOUSE APPROX 2850 SQ FT
 - Garage
 - West facing garden
- Detached BUNGALOW
 - 3 Double Bedrooms
 - Premier private road
- Generous sized plot
 - Ensuite bathroom
 - 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 an ensuite bathroom, where you can unwind and rejuvenate. This well designed space offers modern fixtures 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.

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.

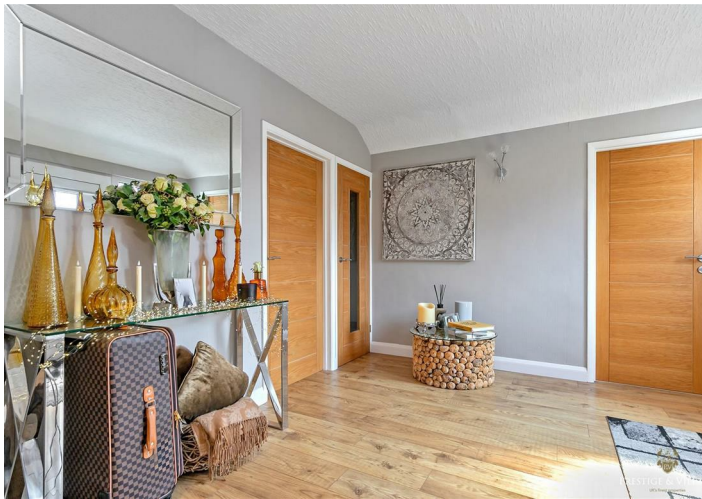
Rear Garden
The generous rear garden is a standout feature of the property, offering a spacious and versatile outdoor area. It includes a well-sized patio, perfect for alfresco dining, entertaining guests, or simply relaxing in the fresh air. The patio is designed to be both functional and inviting,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



Directions

Situated in a quiet residential area of Radlett, the property offers excellent local amenities, schools, and transport links. This is a unique chance to secure a home with potential in one of Hertfordshire's most coveted locations. 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

Hertsmere
Band G



FLOOR PLAN



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