

THE AVENUE, RADLETT, WD7 7DQ



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 offstreet 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)

A generous entrance hall welcomes you with elegance, featuring a spacious cloaks cupboard and a striking central staircase that sets the tone for the rest of the home

DOWNSTAIRS WC

A stylish guest WC showcasing a unique designer tap—an eye-catching detail that adds a touch of sophistication to the space

KITCHEN / BREAKFAST ROOM

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

An impressive kitchen breakfast room and dining area, centered around a sleek island—perfect for both everyday living and effortless entertaining.

RECEPTION

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

A welcoming front reception room with a striking feature fireplace—an ideal space for relaxation and quiet moments











DINING ROOM

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

A beautifully appointed dining room, ideal for entertaining, flows seamlessly into a second reception room—offering direct access to the stunning landscaped gardens beyond

STUDY/RECEPTION

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

TV ROOM

14' x 13'11" (4.27m x 4.24m) well-positioned TV room that opens effortlessly into the kitchen/breakfast area—perfectly designed for modern family living and everyday connection

UTILITY ROOM

14'9" x 7' (4.50m x 2.13m) very spacious, wellequipped utility room offering ample storage and functionality

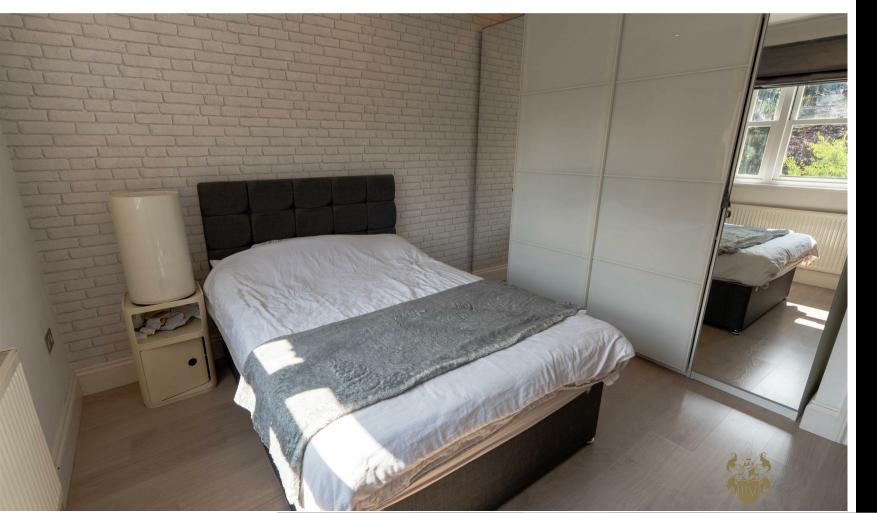












GARAGE

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

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM 1

13' x7'10" (3.96m x2.39m)

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)

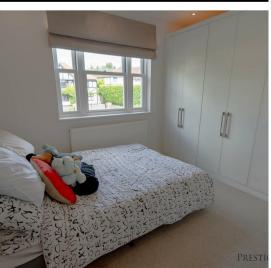
FAMILY BATHROOM

Rear Garden

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



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This beautiful residence has undergone a tasteful and meticulous renovation by its current owners, resulting in a stunning transformation that reflects their attention to detail and love for the property.

To fully appreciate this exceptional property, it must be seen in person. Schedule a viewing to experience its beauty and unique features first-hand.

Located in a tranquil area within easy walking distance of Radlett High Street, this property provides easy access to excellent amenities.
Radlett station offers a swift commute to London St Pancras in approximately 25 minutes.





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, Yavneh College and Radlett Prep





Hertsmere Band H



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 mFor identification only - Not to scale Garden Approximate 146' (44.50) x 52'1 (15.88) TV Room Study 12'11 (3.94) **Dressing Room** 14' (4.27) × 9'10 (3.00) 13' (3.96) x 13'11 (4.24) into bay Kitchen/ x 7'10 (2.39) **Breakfast Room** 19'6 (5.94) x 15'7 (4.75) Bedroom 4 Dining Room 12'11 (3.94) x 12'11 (3.94) Utility Bedroom 1 12'1 (3.68) max 14'9 (4.50) 13' (3.96) x 11'7 (3.53) max x 7' (2.13) x 12'10 (3.91) Garage 16'8 (5.08) Bedroom 3 **Entrance Hall** x 10'3 (3.12) 12' (3.66) max x 11'8 (3.56) max 20'7 (6.27) max Bedroom 5 x 16'11 (5.16) max Bedroom 2 Reception Room 16' (4.88) into bay x 13' (3.96) 11' (3.35) 15'11 (4.85) into bay x 8'4 (2.54) x 12'11 (3.94) **FIRST FLOOR GROUND FLOOR**



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

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