



PRESTIGE & VILLAGE

UK's finest properties

GOODYERS AVENUE, RADLETT, WD7 8BA



PRIME PLOT WITH PLANNING PERMISSION

Prime Plot with Planning Permission. Currently a Refurbished 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.

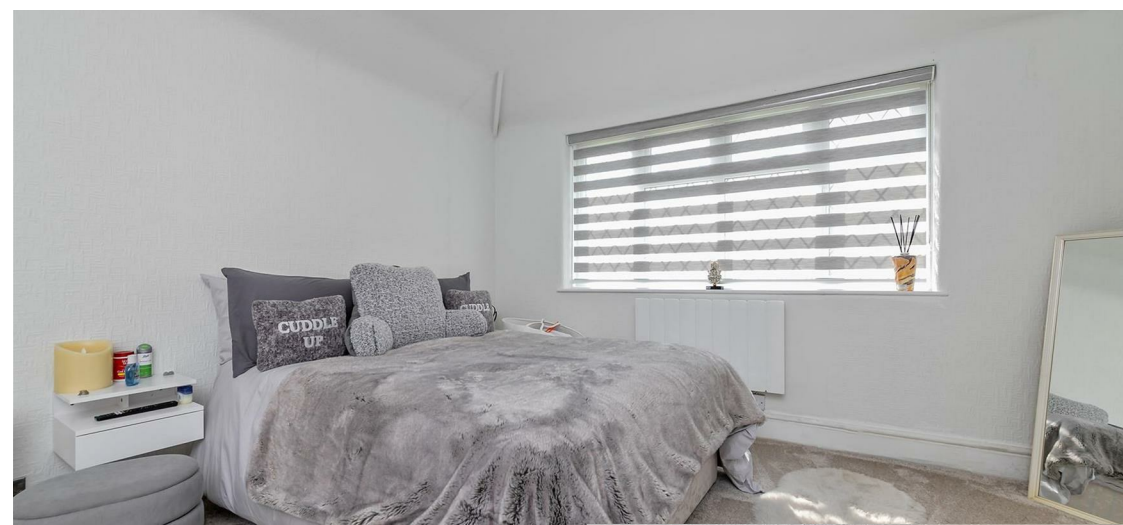
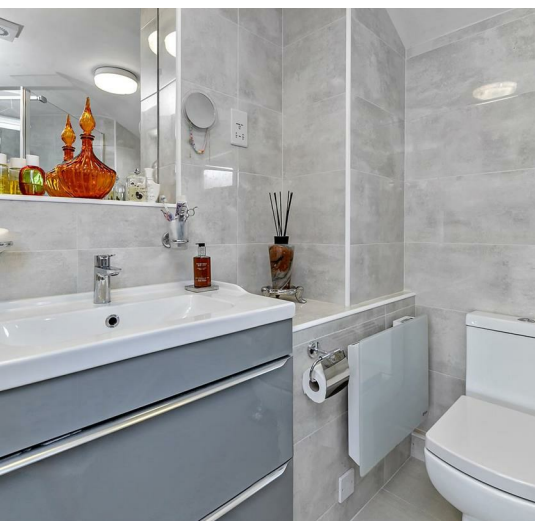
Currently, the property features a beautifully refurbished three-bedroom detached bungalow that combines modern convenience with serene charm. The master bedroom benefits from fitted wardrobes and a contemporary ensuite bathroom. Two additional double bedrooms offer versatility, ideal for guests, a study, or additional living space. The dining area provides a welcoming space for family meals, while the modern kitchen is fully equipped with top-of-the-line appliances, perfect for cooking and entertaining. The reception room is a real highlight, seamlessly flowing into a private west-facing garden. This mature 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 for three to four cars adds practicality and convenience, a rare feature in this sought-after area.





- Prime Plot with Planning Permission for 4 BEDROOM DETACHED HOUSE APPROX 2850 SQ FT
- Highly sought after detached BUNGALOW
- Generous sized plot
- Garage
- Recently refurbished
- 3 Double Bedrooms
- Ensuite bathroom
- West facing garden
- Premier private road
- 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)

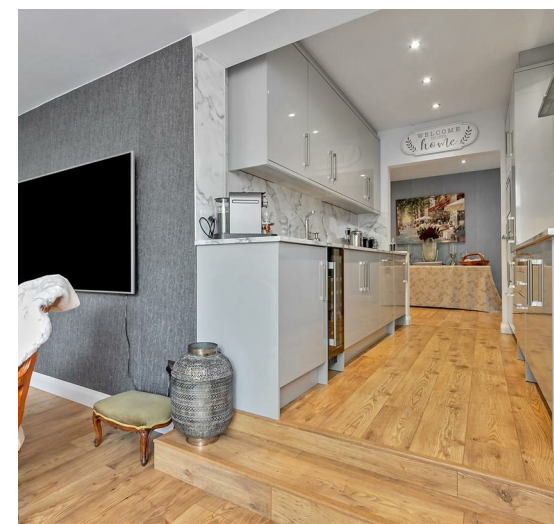
Bedroom 2 offers exceptional versatility, making it a multifunctional space to suit your needs. Whether you choose to use it as a second reception room, a study, or a bedroom, this adaptable area is designed to accommodate your lifestyle.

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.

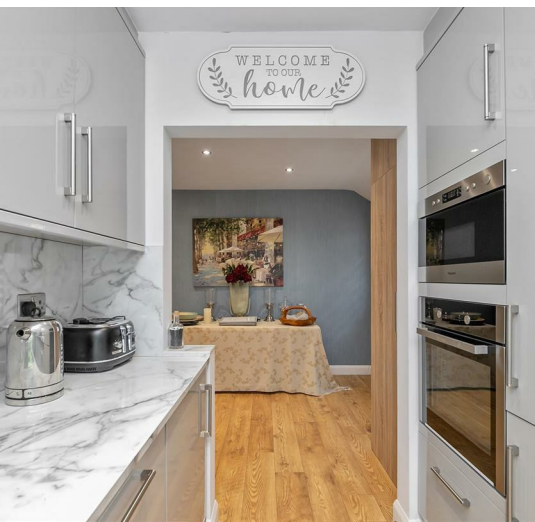




Prime Plot with Planning Permission

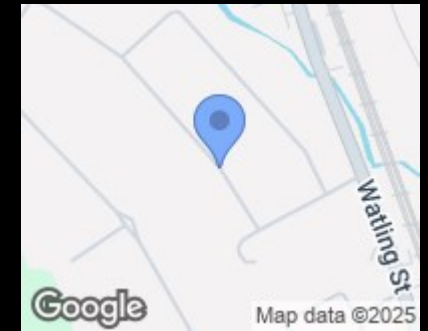
Located in the highly desirable and peaceful Goodyers Avenue in Radlett, this property offers a rare opportunity for both immediate occupancy and future development. The current bungalow comes with planning permission granted for the demolition of the existing dwelling and the construction of a spacious 4-bedroom detached house, offering 2,850 sq.ft of living space. This is the perfect location for those looking to build their dream home in a sought-after area, with all necessary permissions already in place for a seamless transition to development.

Set on a prestigious private road, this detached bungalow has been thoughtfully updated, featuring a garage for parking or storage, and three spacious double bedrooms. The master bedroom benefits from a luxurious ensuite bathroom, providing an added level of comfort. The property is complemented by a sunny, west-facing garden, ideal for enjoying the afternoon and evening sun. Additionally, the bungalow is equipped with efficient electric heating throughout, ensuring comfort during all seasons.





This unique offering combines the convenience of a move-in ready home with exciting future potential for expansion, making it an excellent investment in Radlett's highly sought-after location. 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.



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 the area are stunning country walks and woodland, perfect for nature enthusiasts. Moreover, the property is in proximity to excellent schools. Easy access to M25 and M1 motorways provide easy access to London and other destinations.

Hertsmere
Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-111	A		
81-101	B		
61-81	C		
41-61	D		
21-41	E		
1-21	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
		81	39

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
101-111	A		
81-101	B		
61-81	C		
41-61	D		
21-41	E		
1-21	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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