



PRESTIGE & VILLAGE

UK's finest properties

48, OAKRIDGE AVENUE, RADLETT, WD7 8ER





Nestled on the prestigious Oakridge Avenue in Radlett, Brown Walls is a remarkable detached family home that offers both elegance and comfort. This property features four spacious bedrooms and three well-appointed bathrooms, making it ideal for family living.

Upon entering, you are greeted by a grand reception hall that sets the tone for the rest of the home. The lounge is a perfect space for relaxation, while the kitchen and dining room create an inviting atmosphere for family meals and entertaining guests. A generous study provides a quiet area for work or study, and a convenient utility room and guest WC add to the practicality of the layout.

The first floor boasts a stunning galleried landing, leading to the master bedroom, which includes a luxurious en suite bathroom. Three additional bedrooms are also located on this level, one of which features its own en suite, alongside a family bathroom that caters to the remaining bedrooms.

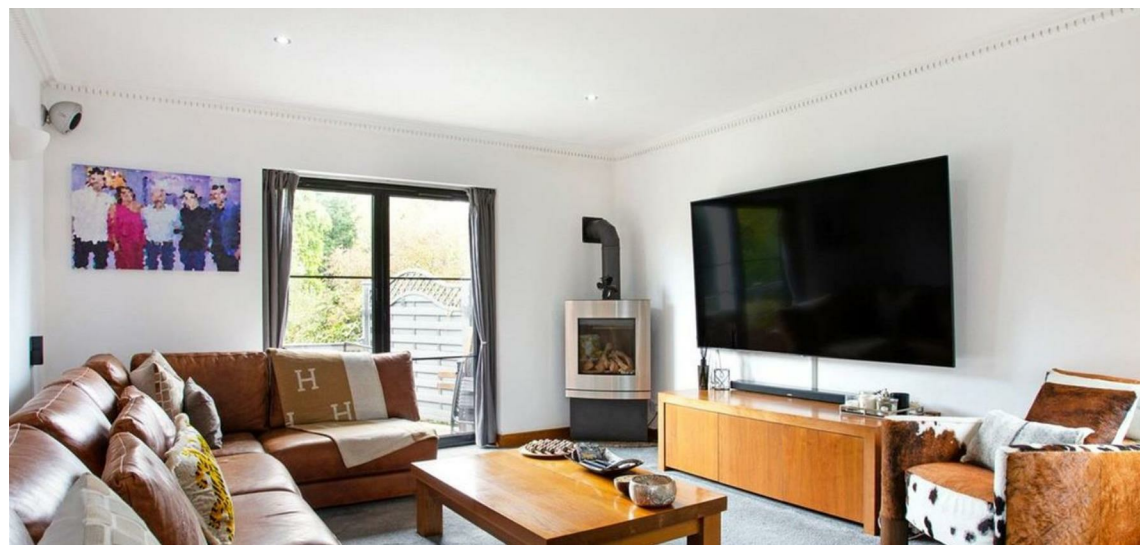
The outdoor space is equally impressive, with a south-facing garden that extends over 100 feet, complete with a raised sun terrace accessible from the kitchen, dining room, and lounge - perfect for enjoying sunny days. The front of the property features an attractive sweeping driveway that accommodates several vehicles and provides access to an integral single garage.



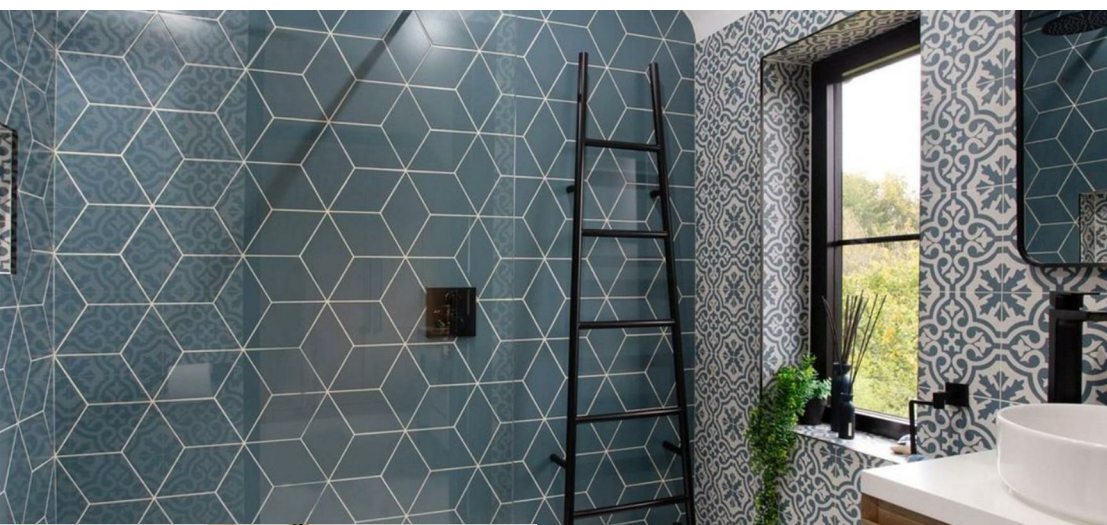




- Stunning detached home on Oakridge Avenue, one of Radlett's premier private roads
- Large reception hall, lounge, kitchen/diner, study & utility room
- Four bedrooms, including master with en suite & a second en suite
- Impressive galleried landing on first floor
- South-facing garden over 100ft with raised sun terrace
- Sweeping driveway with parking for several cars
- Integral single garage with electric shutter door
- Previous Planning permission for rear extension & loft conversion - could be reinstated
- Recent upgrades: new boiler, aluminium windows, air con
- Electric blinds in all bedrooms, landing & study











### ENTRANCE HALL

16'9" x 15'1" (5.11m x 4.60m)  
Elegant entrance hall flooded with natural light

### INTEGRAL GARAGE

14'2" x 10'7" (4.32m x 3.23m)  
Spacious garage with additional storage capacity

### GUEST WC

### KITCHEN FAMILY / LIFESTYLE ROOM

30'1" x 16'3" (9.17m x 4.95m)  
Stylish and functional, the kitchen/dining area is the heart of the home. It offers ample space for family meals and gatherings, with direct access to the sun terrace, perfect for al fresco dining. The layout allows for effortless flow between cooking, dining, and entertaining.

### UTILITY ROOM

### LOUNGE

17'8" x 13'4" (5.38m x 4.06m)

### STUDY

12'11" x 10'2" (3.94m x 3.10m)

### BEDROOM 1

16'9" x 14'4" (5.11m x 4.37m)

### BEDROOM 1 - ENSUITE

### BEDROOM 2

14'4" x 13'8" (4.37m x 4.19m)

### BEDROOM 2 - ENSUITE

### BEDROOM 3

12'11" x 10'0" (3.94m x 3.05m)

### BEDROOM 4

13'10" x 8'7" (4.22m x 2.62m)

### GARDEN

108'2" x 40'3" (32.97m x 12.27m)  
Spacious 100ft south-facing garden with an elevated sun terrace—perfect for outdoor living

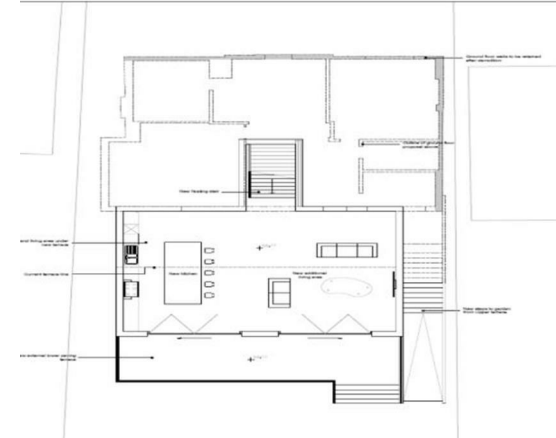
### OUTSIDE

Driveway with space for several cars

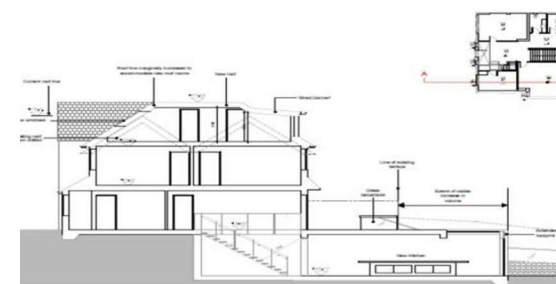
### PLANNING PERMISSION

Brown Walls not only offers a charming existing home but also comes with the significant advantage of approved planning permission for future expansion. The current plans include the option to create a lower ground floor with additional bedrooms and bathrooms, providing excellent potential for enhancement.

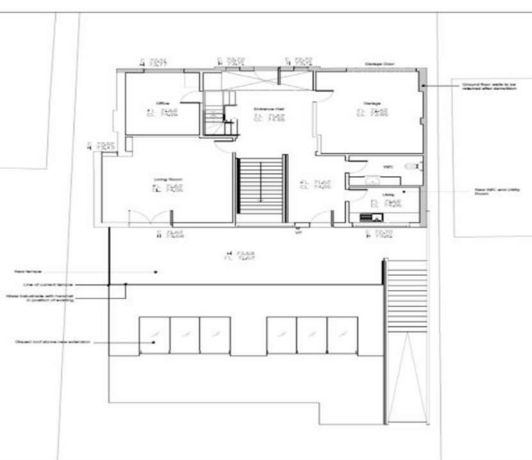
Moreover, this exceptional opportunity includes consent for a full redevelopment of the site. Approved plans allow for the complete demolition of the current structure and the construction of a bespoke, architect-designed residence of approximately 4,500 sq. ft. This is a rare chance to create a dream home from the ground up, fully tailored to your personal vision and lifestyle.



The basement plan as described, shows the size of the new area



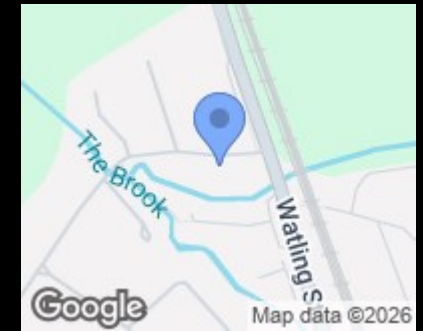
The plan shows the extent of the lower ground floor extension and the rooms in



The staircase leading into the new lower ground floor and an option of making the existing kitchen turned into another reception room.









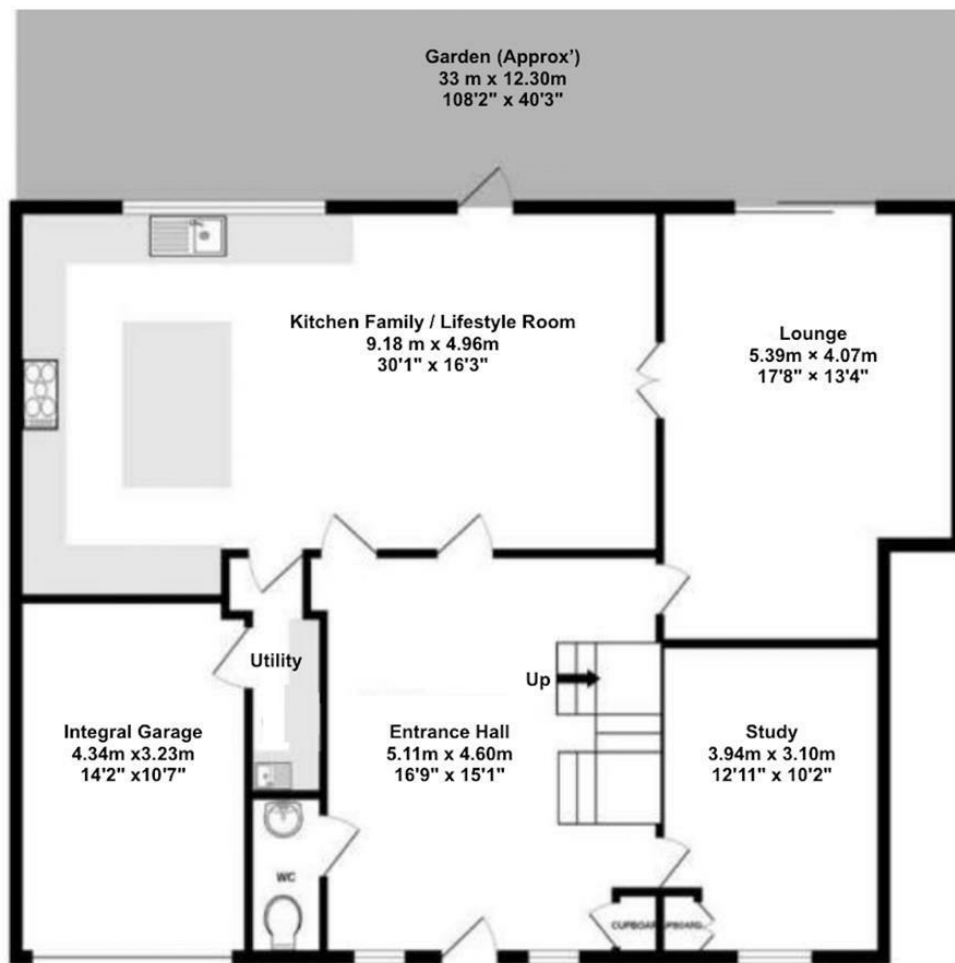
A tranquil, highly desirable private premier road, in close proximity to the excellent amenities of Radlett High Street's many shops, restaurants, places of worships. Radlett Station, offers a fast service into London St Pancras in less than 25 minutes. Easy access to M1, A1(M) & M25. Radlett is served by a number of outstanding schools including Haberdashers Aske's for boys & girls, Aldenham school, Yavneh College & Radlett Prep



Band G

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
					
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Approximate gross internal area = 2455 sq ft / 228.1 sq m





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