



11, RUSSET DRIVE, RADLETT, WD7 9RH



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A well proportioned 4 double bedroom detached family home, exuding a sense of space and openness, located in a serene and picturesque setting within the highly sought-after area of Shenley, Radlett. Conveniently positioned, it is within walking distance of local shops and amenities, with Radlett's lively high street and mainline station just a short 5-minute drive away.

The ground floor boasts a welcoming entrance hall, leading to a spacious 19' living room that seamlessly connects to the expansive conservatory. The well-appointed fitted kitchen/breakfast room, utility room/TV room, and a convenient guest cloakroom complete the ground floor layout.

Upstairs, the principal bedroom awaits, featuring a fitted wardrobe and an en suite shower room. Additionally, there are three further double bedrooms and a family bathroom on this level.

Externally, the property offers a double driveway with space for two cars, complemented by a double garage. The rear of the house opens up to a mature and secluded garden with a lush lawn, a charming patio area, and various seating spots that provide the perfect ambiance for relaxation and enjoyment, all enhanced by the beautiful backdrop of Shenley Park.





- Detached family home
- 4 double bedrooms
- Utility room
- Quiet and idyllic spot
- 5 minutes' drive to Radlett's high street and mainline station
- Walking distance to local shops and amenities
- Sought-after part of Shenley
- Double garage
- Private gate to Shenley Park
- Excellent motorway links M1/M25







ENTRANCE HALL

GUEST CLOAKROOM

DINING ROOM

11'4" x 9'0" (3.45m x 2.74m)

LOUNGE

11'3" x 19'2" (3.45m x 5.85m)

KITCHEN

11'4" x 9'7" (3.46m x 2.93m)



UTILITY ROOM

CONSERVATORY

10'5" x 14'5" (3.20m x 4.40m)

PRINCIPAL BEDROOM

11'8" x 12'2" (3.56m x 3.71m)

EN-SUITE SHOWER ROOM

BEDROOM 2

8'9" x 11'7" (2.67m x 3.53m)

BEDROOM 3

11'7" x 7'4" (3.55m x 2.24m)

BEDROOM 4

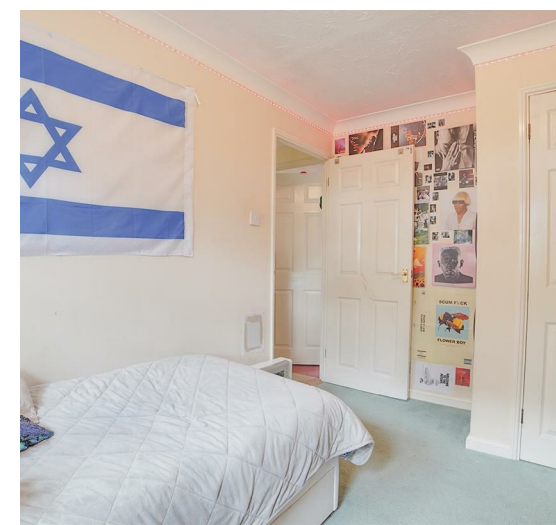
11'9" x 7'5" (3.58m x 2.26m)

DOUBLE GARAGE

17'9" x 19'4" (5.41m x 5.89m)

GARDEN

A mature and secluded garden, adorned with a lawn, and inviting patio areas





Nestled within the tranquil embrace of the Green Belt, Shenley enjoys an exceptional location, For those with elevated aspirations, Elstree private airfield is just a ten-minute drive away, while Luton Airport can be reached within 25 minutes and Heathrow Airport within 40 minutes. Accessible to Radlett mainline station, M25, M1 & A1(M) motorway links.



Hertsmere
Band F

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Why energy efficient? Lower running costs		Why environmentally friendly? Lower CO ₂ emissions	
64	75	B	C
101-105	92-100	A	A
81-100	75-91	B	B
61-80	50-74	C	C
41-60	25-49	D	D
21-40	10-24	E	E
1-20	1-9	F	F
1-20	1-9	G	G
Not energy efficient - Higher running costs		Not environmentally friendly - Higher CO ₂ emissions	
England & Wales 2020/91/EC		England & Wales 2020/91/EC	



Although efforts have been made to ensure the floor plan's accuracy, please note that measurements are approximate, and we cannot be held responsible for any errors, omissions, or misstatements.

This plan is intended solely for illustrative purposes and should be used as such by potential buyers. The services, systems, and appliances depicted have not undergone testing, and we cannot guarantee their operability.

The total floor area is 1680 square feet or approximately 156 square meters.

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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