

WOODEDGE

The Warren, Radlett, Hertfordshire WD7 7DS



*A STUNNING COLLECTION
OF 3 CONTEMPORARY
DETACHED HOMES
FINISHED TO AN
EXACTING STANDARD*



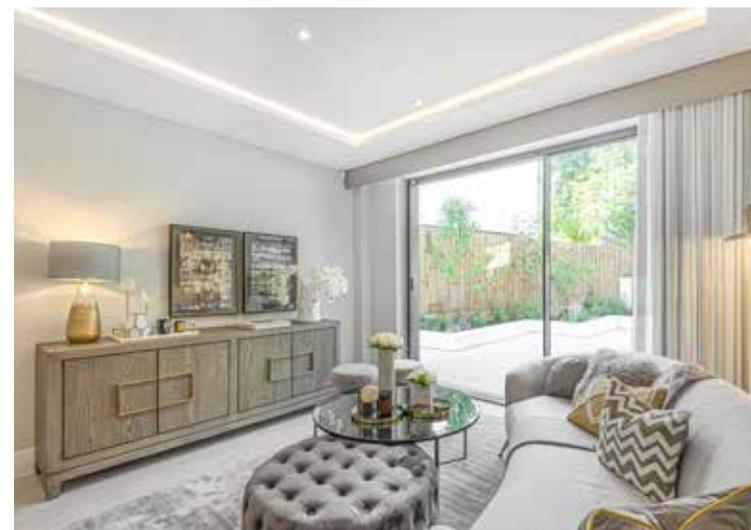


Situated in one of Radlett's premier roads these three homes of 4,597 sq ft, 5,221 sq ft and 5,435 sq ft, provide for a master bedroom with his and hers en-suite dressing rooms and large en-suite bathroom, 4/5 further bedrooms, 5 further bathrooms, reception hall entrance, guest cloakroom, fitted kitchen/lounge/dining room, 4 receptions rooms (two of which could provide for a cinema room or gymnasium), laundry room, double garage plus off street parking, landscaped gardens.





Each home is planned over four floors with every floor being reached by their own individual private lift.









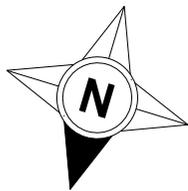
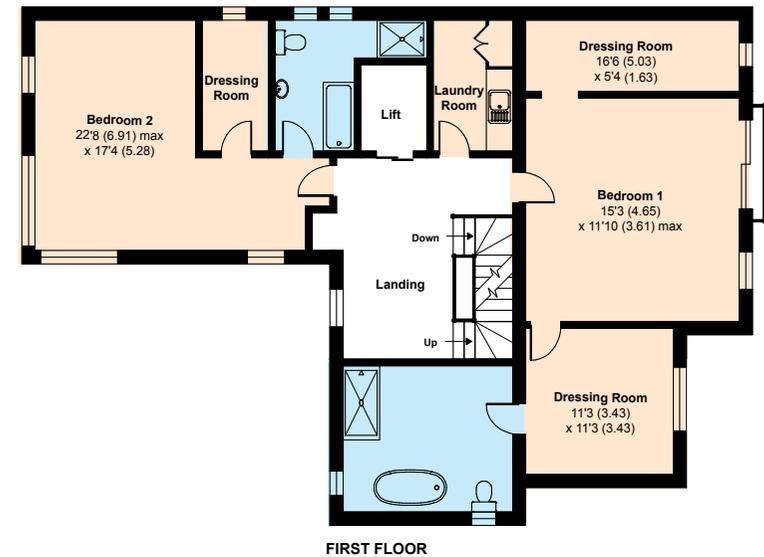
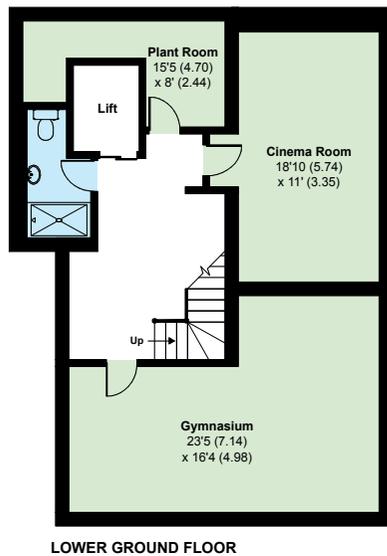
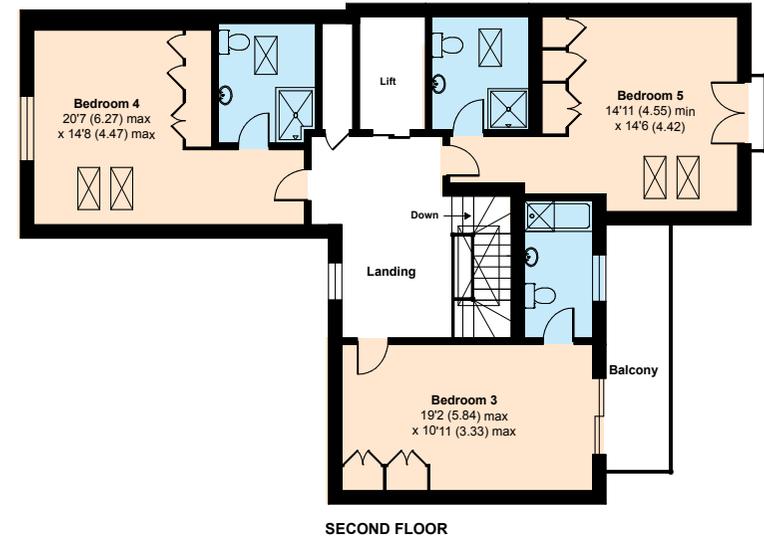
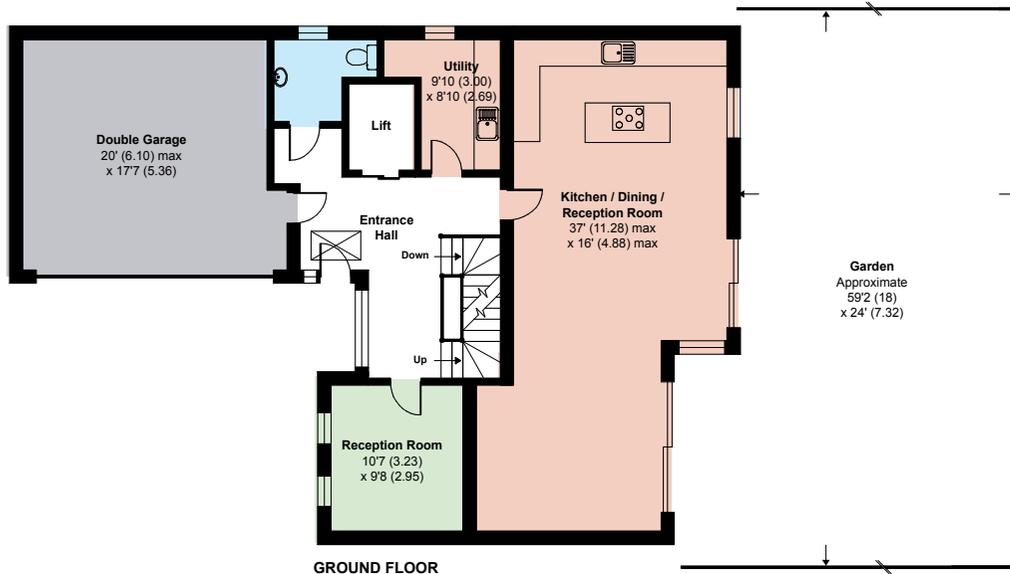
Features include:

- *Underfloor heating*
- *Kone passenger lift*
- *Control 4*
- *Engineered American oak flooring*
- *Rako lighting system*
- *Luxury fitted kitchens by The Wood Works*
- *Siemens appliances*
- *Hot tap*
- *Air circulation system*
- *Duravit sanitaryware*
- *Hansgrohe taps*
- *KCA fitted wardrobes*
- *Aluminium double glazed tilt windows*
- *LED lighting to coffer ceilings*
- *Bosch washing machine and separate dryer to laundry room*
- *Wi Fi WAP points*
- *10 year warranty*



Plot 1, Woodedge, The Warren, Radlett, WD7

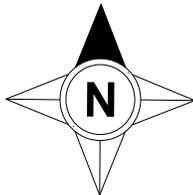
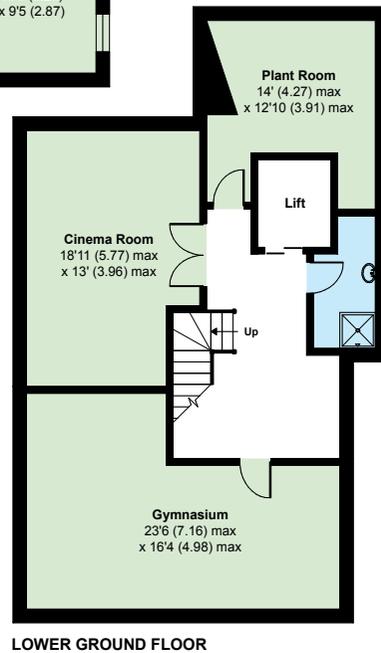
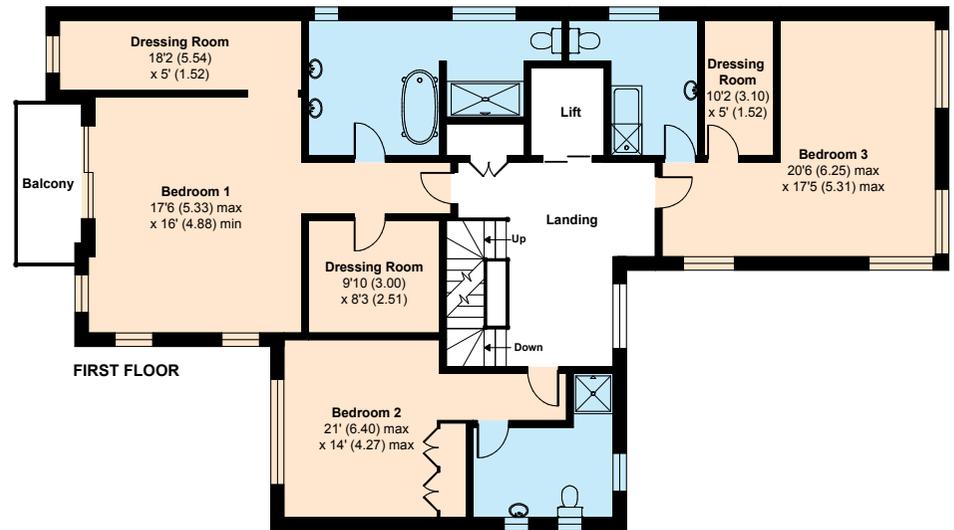
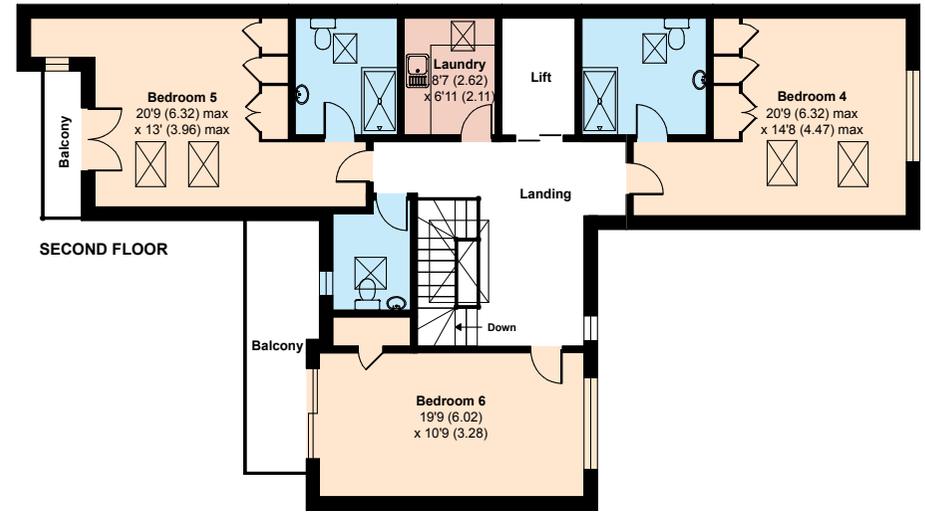
APPROX. GROSS INTERNAL FLOOR AREA 4597 SQ FT 427 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 328 SQ FT 30.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plot 2, Woodedge, The Warren, Radlett, WD7

APPROX. GROSS INTERNAL FLOOR AREA 5221 SQ FT 485 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 337 SQ FT 31.3 SQ METRES



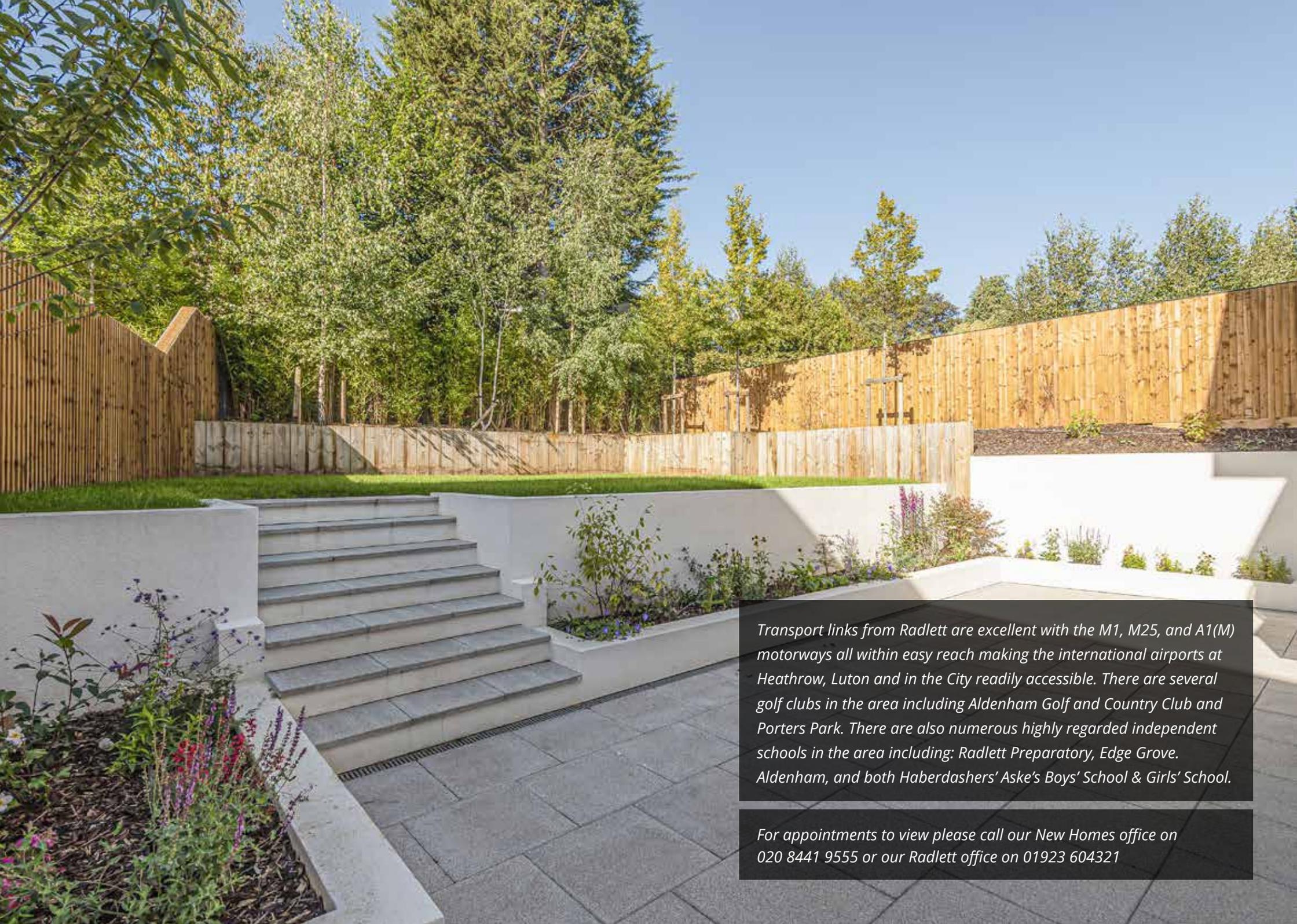
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Plot 3, Woodedge, The Warren, Radlett, WD7

APPROX. GROSS INTERNAL FLOOR AREA 5435 SQ FT 504.9 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 337 SQ FT 31.3 SQ METRES



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Transport links from Radlett are excellent with the M1, M25, and A1(M) motorways all within easy reach making the international airports at Heathrow, Luton and in the City readily accessible. There are several golf clubs in the area including Aldenham Golf and Country Club and Porters Park. There are also numerous highly regarded independent schools in the area including: Radlett Preparatory, Edge Grove, Aldenham, and both Haberdashers' Aske's Boys' School & Girls' School.

For appointments to view please call our New Homes office on 020 8441 9555 or our Radlett office on 01923 604321



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Disclaimer: The agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable. Floor plans should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.