



PRESTIGE & VILLAGE

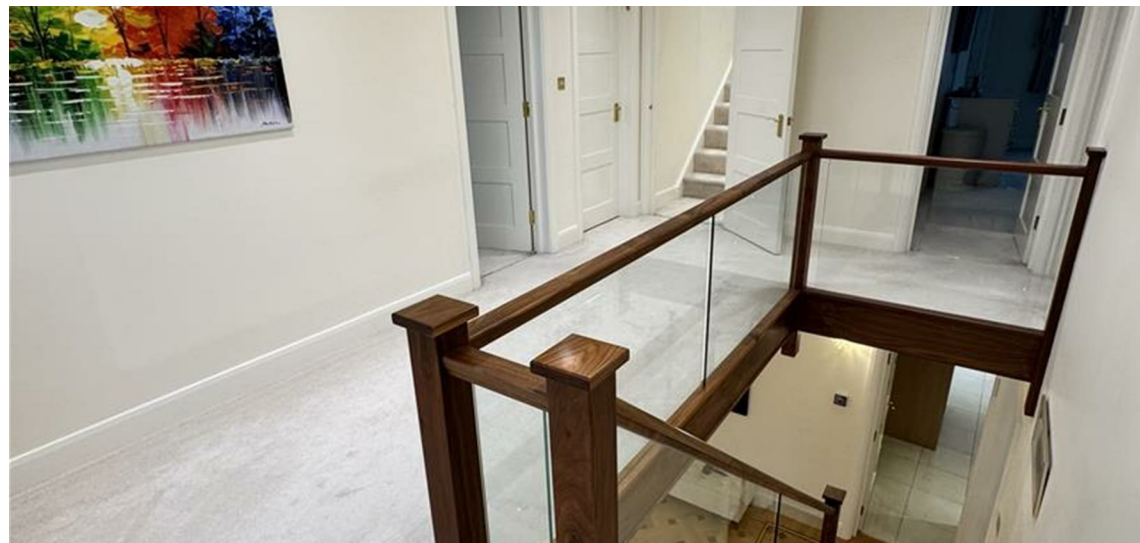
UK's finest properties

73, NEWBERRIES AVENUE, RADLETT, WD7 7EL



Positioned on the sought-after Newberries Avenue in Radlett, this substantial detached home offers a well-balanced arrangement of formal and open-plan living, ideally suited to modern family life. A central hallway creates an immediate sense of arrival, connecting the principal ground floor rooms, including an elegant front-facing reception room and a separate study, ideal for home working. To the rear, the house opens into a generous main living area of impressive scale, forming the natural heart of the home. This space connects seamlessly with the garden, while the adjoining kitchen/breakfast room provides a practical and well-designed setting for everyday living, complemented by a separate utility room. The first floor offers four well-proportioned bedrooms arranged around a bright landing, with a combination of en-suite and family bathroom facilities catering comfortably to modern family requirements. The top floor adds further versatility, with a substantial bedroom suite that could serve equally well as guest accommodation, a private retreat or an additional living space. Externally, the rear garden has been attractively landscaped, with a wide terrace leading onto a well-maintained lawn bordered by mature planting, creating a private and usable outdoor setting. To the rear of the plot, a detached outbuilding provides a fully self-contained and highly adaptable space, complete with WC facilities, ideal for use as a gym, studio or home office.





- Approx. 3,980 sq ft of internal accommodation across three floors
- Impressive open-plan main living space opening directly onto the garden
- Excellent flow between reception spaces, ideal for both family living and entertaining
- Five bedrooms including a substantial and versatile top-floor suite
- Four bath/shower rooms including en-suite facilities
- Separate reception room and dedicated study/home office
- Well-designed kitchen/breakfast room with adjoining utility
- Detached self-contained garden building with WC (ideal gym/office/leisure space)
- South-facing landscaped garden with terrace and lawn
- Generous frontage providing extensive off-street parking





GROUND FLOOR

ENTRANCE HALL

A spacious and welcoming central hallway creating a strong sense of arrival, with access to all principal ground floor rooms and staircase to the upper floors.

LIVING ROOM

29'6" x 18'2" (9.00m x 5.54m)

An impressive principal reception space of excellent proportions, featuring a bay window and direct access to the rear garden, ideal for both everyday living and entertaining.

KITCHEN / BREAKFAST ROOM

23'6" x 11'11" (7.17m x 3.65m)

A well-designed kitchen and dining space offering ample room for family dining, with direct access to the rear garden and supported by a separate utility room.

UTILITY ROOM

Practical and conveniently located off the kitchen, providing additional storage and space for appliances.

RECEPTION ROOM

14'3" x 10'2" (4.36m x 3.12m)

A versatile front-facing reception room, ideal as a formal sitting room, snug or additional family space.

STUDY

21'1" x 8'3" (6.43m x 2.52m)

A generously sized study/home office, ideal for remote working or as a multi-purpose workspace.

FIRST FLOOR

LANDING/HALLWAY

A bright and spacious landing providing access to all bedrooms.

BEDROOM 1

18'3" x 11'11" (5.57m x 3.64m)

A well-proportioned principal bedroom with en-suite facilities.



BEDROOM 2

22'3" x 11'4" (6.80m x 3.47m)

A generous double bedroom with en-suite, offering excellent proportions.

BEDROOM 3

13'6" x 10'8" (4.13m x 3.27m)

A comfortable double bedroom overlooking the rear.

BEDROOM 4

17'3" x 8'3" (5.27m x 2.54m)

A further well-sized bedroom, ideal for family or guest use.

SECOND FLOOR

GUEST / GAMES BEDROOM

28'4" x 21'10" (8.65m x 6.66m)

A substantial and versatile top-floor suite with en-suite shower room, ideal as guest accommodation, a leisure space or independent living area.

OUTSIDE

CINEMA / GAMES / ENTERTAINMENT ROOM

36'11" x 29'2" (11.26m x 8.90m)

A substantial and highly adaptable space, currently arranged for leisure and entertainment, with adjoining WC and storage.

FRONT GARDEN / DRIVEWAY

A generous frontage providing ample off-street parking, with a wide driveway and an attractive approach to the property.

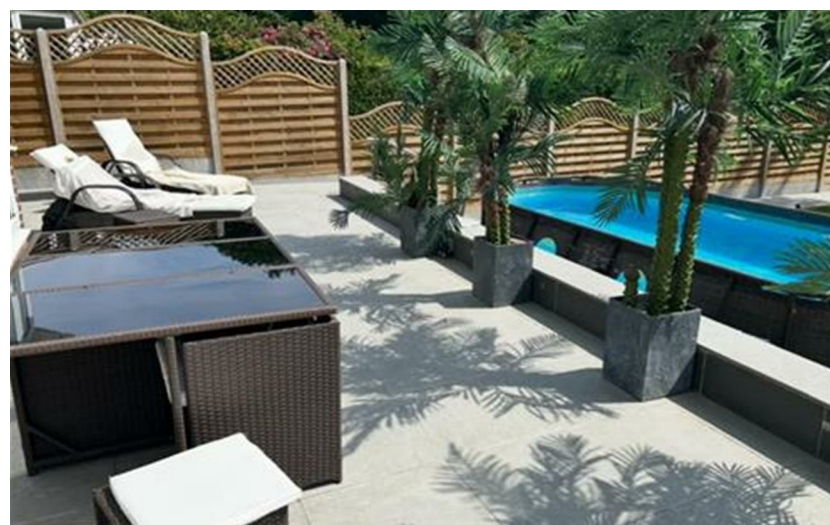
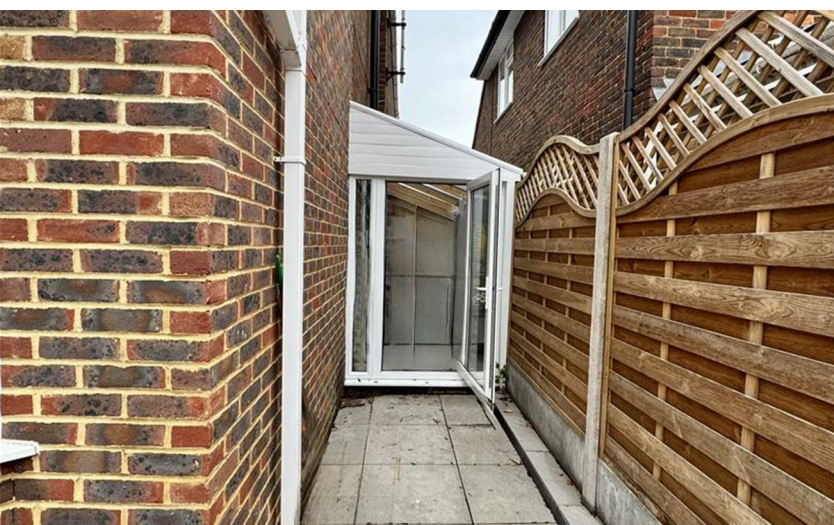
REAR GARDEN

An attractively landscaped rear garden enjoying a good level of privacy, with a generous terrace leading onto a well-kept lawn framed by mature planting, creating an ideal space for outdoor entertaining. A detached outbuilding is positioned to the rear, offering excellent versatility.





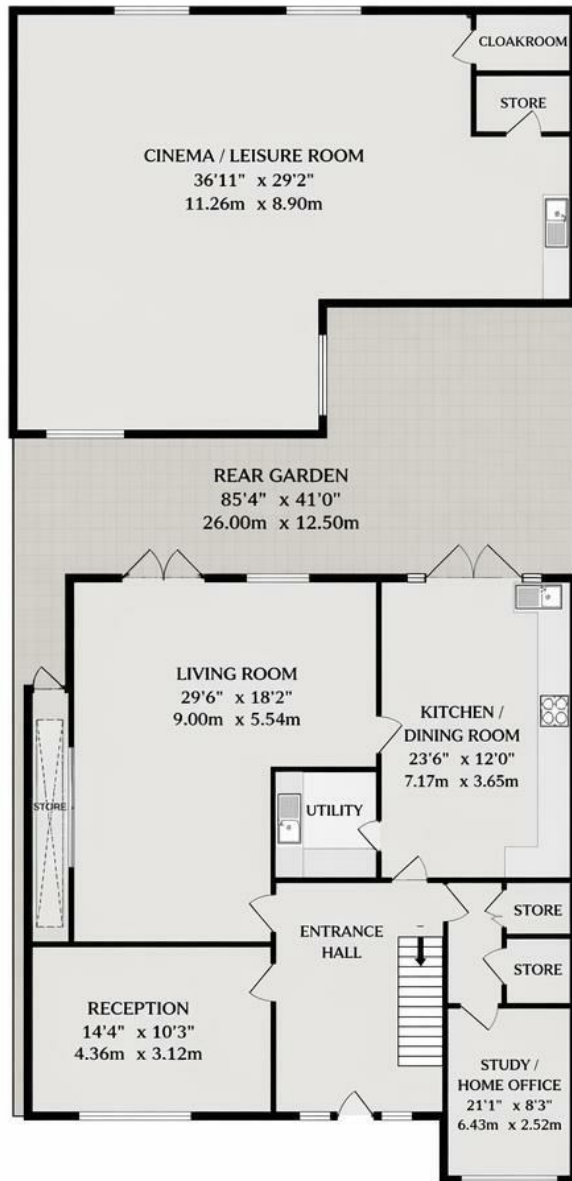
Radlett offers a vibrant high street with boutique shops, cafés and restaurants. The area is well regarded for schooling, including Radlett Preparatory School, St John's Infant & Nursery School and Fairfield Junior School, with leading independent options nearby such as Haberdashers' Boys' School, Haberdashers' Girls' School and Aldenham School. Radlett station offers direct services to St Pancras in around 25 minutes, with easy access to the M25, A1(M) and M1.



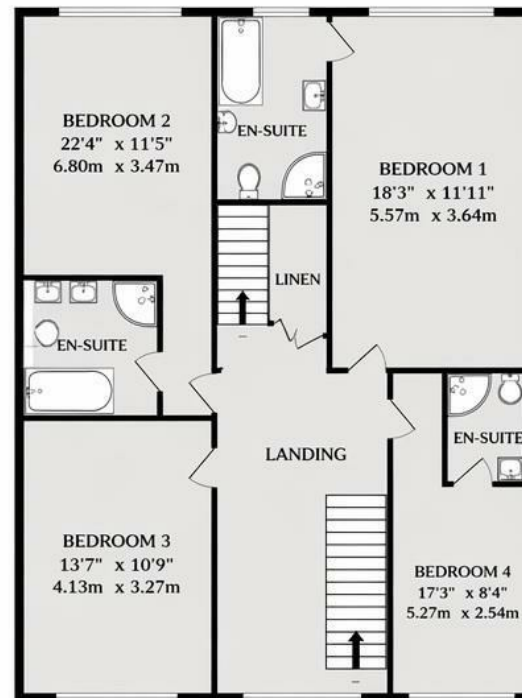
Hertsmere
Band G

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (91-100)			A (91-100)		
B (81-90)			B (81-90)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			

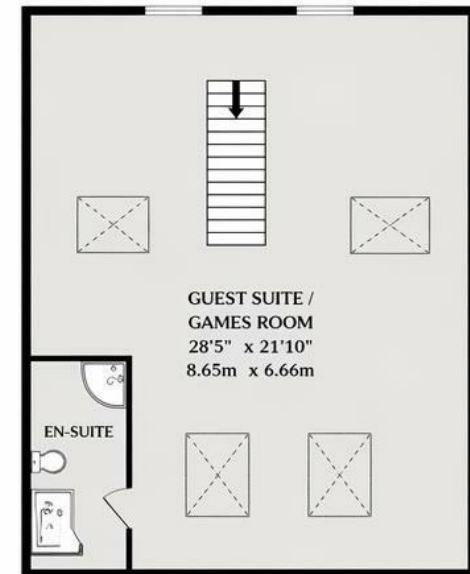
GROUND FLOOR
2207 sq ft (205.0 sq m) approx.



1ST FLOOR
1163 sq ft (108.0 sq m) approx.



2ND FLOOR
619 sq ft (57.5 sq m) approx.



TOTAL FLOOR AREA: 3988 sq ft (370.5 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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