



SUSMANS
ESTATES

Watling Knoll, Radlett, WD7 7HW

Asking Price £1,775,000 Freehold

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Set well back from the road and approached via a carriage driveway, this recently refurbished and extended four/five-bedroom detached period family home offers generous and beautifully balanced accommodation throughout. A standout feature is the impressive open-plan living space, which opens seamlessly onto the predominantly west-facing rear garden through a full wall of bi-folding doors, creating an excellent environment for both everyday family living and entertaining.

The ground floor is thoughtfully arranged and includes a versatile fifth bedroom or television room with its own en suite, ideal for guests. In addition, a separate side annex has been specifically designed as a home office, gym or study, complemented by a further shower room. A guest cloakroom and pantry complete this level.

To the first floor, the principal bedrooms and family bathroom provide well-proportioned accommodation. Subject to the necessary planning consents, there is scope for further extension and enhancement, including additional first-floor accommodation and a potential loft conversion.

Watling Knoll is ideally positioned within a comfortable walk of Radlett village (approximately twelve minutes), offering a selection of boutique shops, cafés and restaurants. Radlett Station provides a direct service into London St Pancras in under 30 minutes, while the M25, M1 and A41 are conveniently accessible. The area is particularly well regarded for its schooling, with an excellent choice of state and independent schools including Newberries Primary, Radlett Prep, Edge Grove, Haberdashers' and Aldenham, together with a range of local places of worship.

- Detached family 4/5 Bedroom family house
- Carriage Driveway and west facing large rear garden
- Parking for several cars, side annex for office / gym
- Walking distance to high street and station
- Well presented and chain free
- EPC C / Council tax band G / gas central heating/ mains drainage and sewage
- Air conditioning and wired for sound





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area
Ground Floor = 153.5 sq m / 1,652 sq ft
First Floor = 65.8 sq m / 708 sq ft
Office / Study = 30.9 sq m / 333 sq ft
Total = 250.2 sq m / 2,693 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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VIEWING

Strictly by appointment with Susmans Estates

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EPC Rating C

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