

Newberries Avenue, Radlett

£2,795,000 (Freehold)

VILLAGE
E S T A T E S



A stunning modern family home which has been meticulously designed and built to the highest of standards in 2016. The well-proportioned accommodation is arranged over 3 floors and includes 5 bedrooms and 5 bathrooms.

The ground floor comprises of a grand entrance hall, a large reception room at the front of the property, a study, a fully fitted kitchen lifestyle and family room with bi-fold doors, flooding this area with natural light and also giving access to the rear garden. A utility room with side access and also a downstairs WC.

The first floor benefits from a large landing which gives access to a beautiful principle bedroom with sliding doors giving access to a balcony over looking the garden, a large walk in wardrobes and an en-suite bathroom. There are three further double bedrooms with en-suites and wardrobes.

The second floor benefits from a fifth bedroom with an en-suite bathroom, and a large games room/cinema room and access to eaves storage.

To the rear of the property a stunning secluded south facing garden which is over 100 ft with a large patio area ideal for summer entertaining.

To the front of the property there is ample off-street parking for multiple cars.

01923 852434
www.village-estates.co.uk

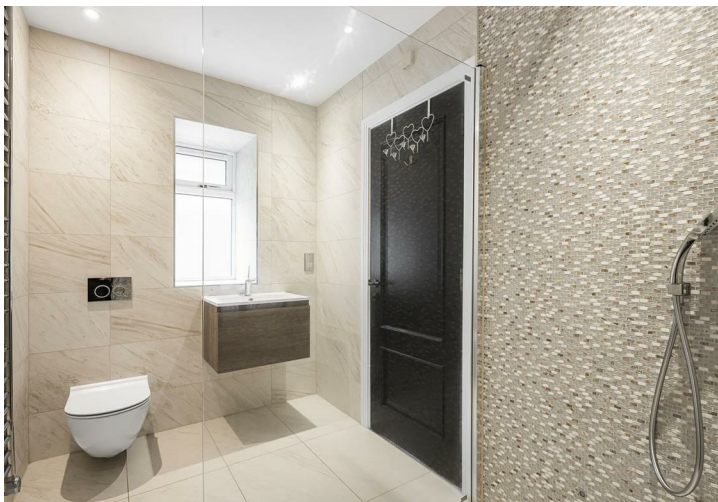


Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



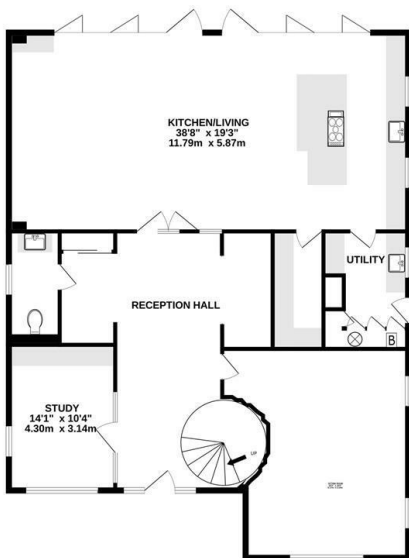




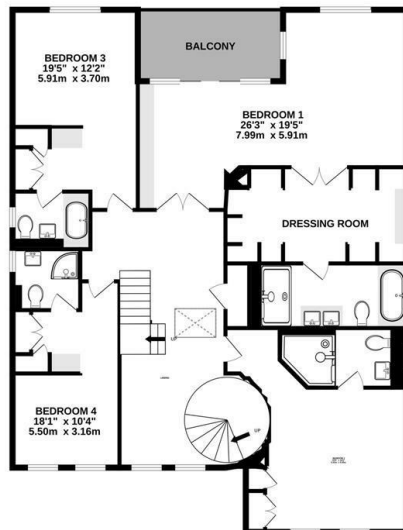




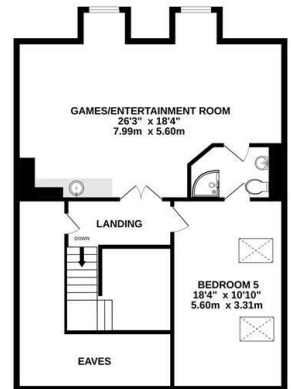
GROUND FLOOR



1ST FLOOR

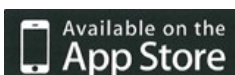


2ND FLOOR



TOTAL FLOOR AREA : 4682sq.ft. (435.0 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	