



**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.

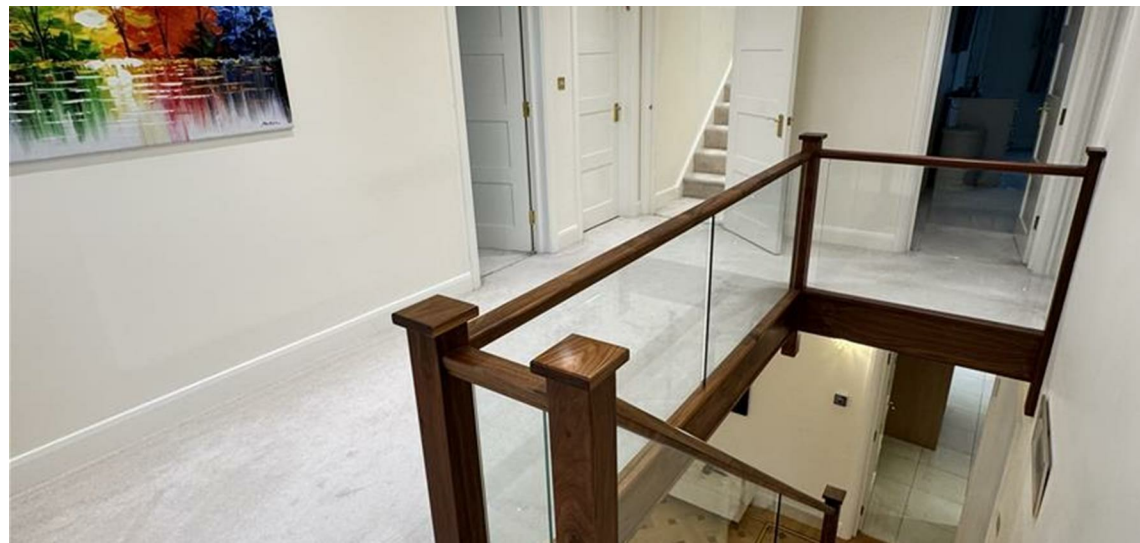
To the rear, the house opens into a generous main living area of impressive scale, forming the natural heart of the home. This space connects seamlessly with the garden, while the adjoining kitchen/breakfast room provides a practical and well-designed setting for everyday living, complemented by a separate 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

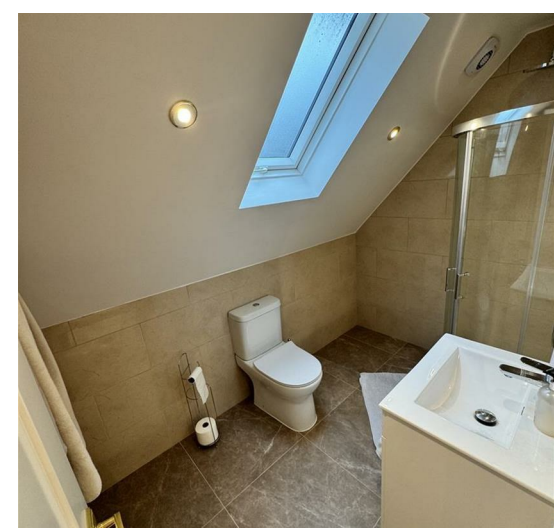
36'11" x 29'2" (11.26m x 8.90m)  
A substantial and highly adaptable space, currently arranged for leisure and entertainment, with adjoining WC and storage.

### FRONT GARDEN / DRIVEWAY

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

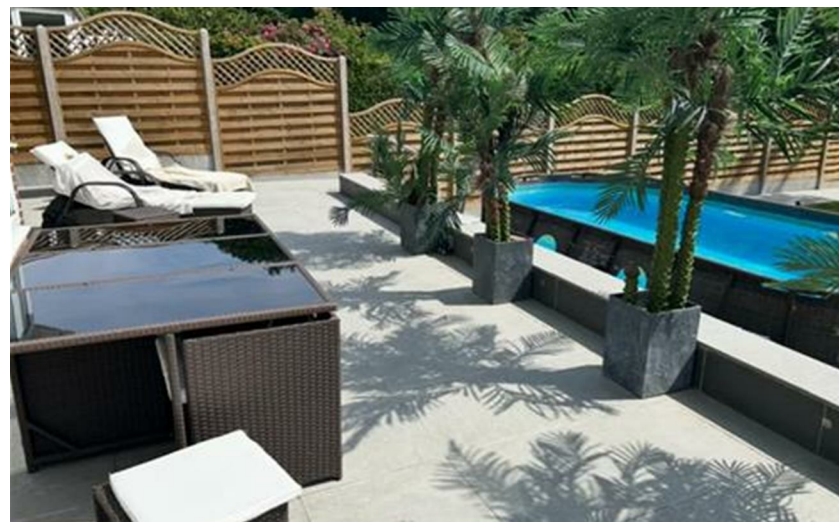
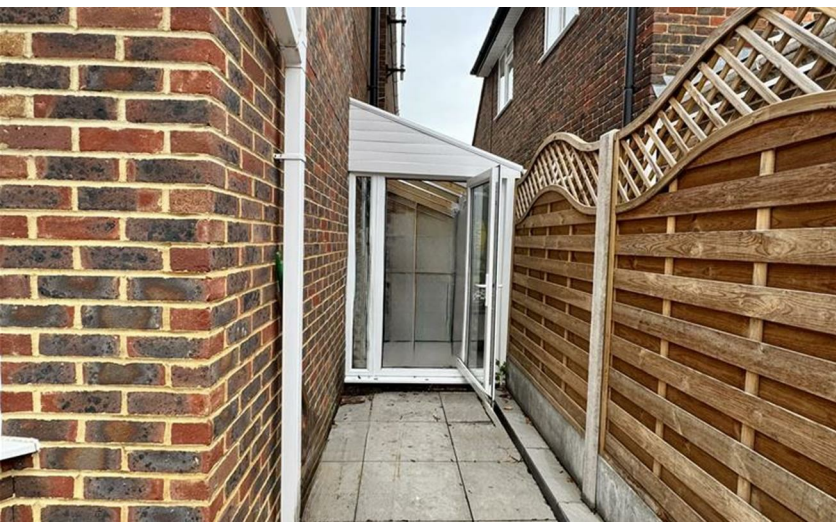
### REAR GARDEN

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.





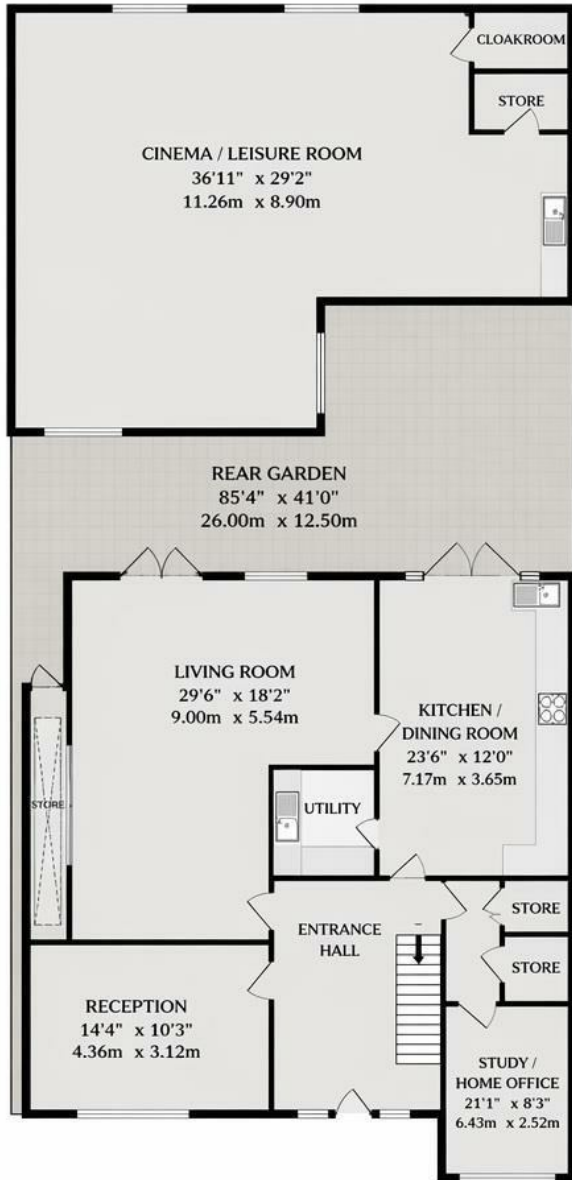
Radlett offers a vibrant high street with boutique shops, cafés and restaurants. The area is well regarded for schooling, including Radlett Preparatory School, St John's Infant & Nursery School and Fairfield Junior School, with leading independent options nearby such as Haberdashers' Boys' School, Haberdashers' 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



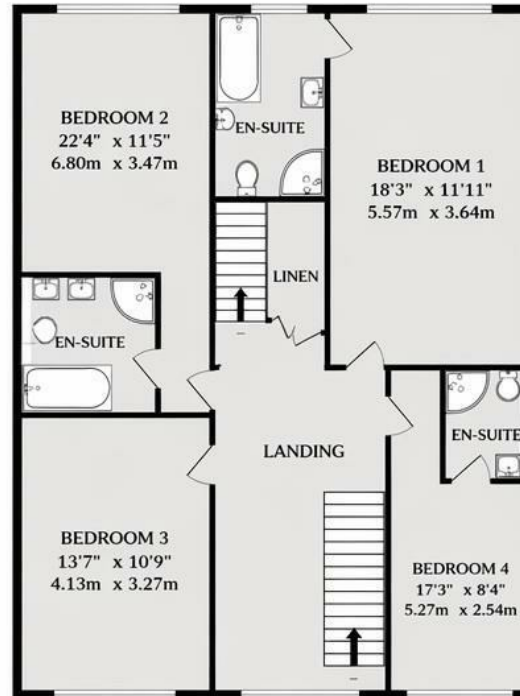
Hertsmere  
Band G

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Why energy efficient? Lower running costs				Why environmentally friendly? Lower CO <sub>2</sub> emissions	
£10,000	A	74	78	£10,000	A
£15,000	B			£15,000	B
£20,000	C			£20,000	C
£25,000	D			£25,000	D
£30,000	E			£30,000	E
£35,000	F			£35,000	F
£40,000	G			£40,000	G
Not energy efficient? Higher running costs				Not environmentally friendly? Higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

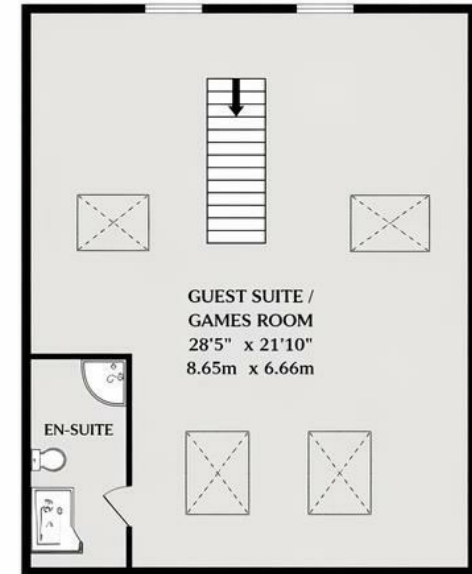
**GROUND FLOOR**  
2207 sq ft (205.0 sq m) approx.



**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.



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