



PRESTIGE & VILLAGE

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1, HEATH WAY, RADLETT, WD7 9FG



Nestled in the esteemed Harperbury Park development on Heath Way, Shenley, this nearly new four-bedroom detached house offers a perfect blend of modern living and family comfort. Built in 2020 by the award-winning Bloor Homes, this property spans an impressive 1,419 sq ft and showcases contemporary design alongside energy efficiency.

Upon entering, you are greeted by a spacious dual-aspect living room that invites natural light, creating a warm and welcoming atmosphere. The kitchen/breakfast room, which stretches across the rear of the house, provides direct access to the beautifully landscaped garden, making it an ideal space for both entertaining and family gatherings. The ground floor also features a separate utility room and a convenient cloakroom.

Upstairs, you will find four well-proportioned bedrooms, including a principal suite with an en-suite shower room. The current owners have enhanced the home with bespoke custom-built wardrobes in two of the bedrooms, while a third bedroom has been thoughtfully converted into a home office, complete with a built-in desk and bespoke storage unit. These upgrades offer practical solutions for modern living and are a rare find in comparable properties.

The exterior of the home boasts a private and manageable rear garden,





- Exceptional detached four-bedroom residence in Harperbury Park
- Upgraded interior specification with bespoke fitted wardrobes to two bedrooms
- Principal suite with custom cabinetry and contemporary en-suite
- Fully fitted study with built-in desk and storage
- Elegant dual-aspect reception room
- Impressive open-plan kitchen / dining / family room
- Utility room and guest cloakroom
- Private landscaped rear garden ideal for entertaining
- Detached Garage and Private Driveway for off-street parking for three vehicles
- Energy-efficient modern build by award-winning Bloor Homes





A distinguished four-bedroom detached residence within the sought-after Harperbury Park development, thoughtfully upgraded to create a superior specification home that stands apart from others within the development.

## GROUND FLOOR

### ENTRANCE HALL

A welcoming hallway with staircase rising to the first floor and access to the principal reception rooms

### UTILITY ROOM

Practical and conveniently located, offering additional storage and space for laundry appliances, with access to the garden.

### GUEST WC

Modern ground floor WC.

### KITCHEN / BREAKFAST ROOM (6.32M X 3.25M)

20'9" x 10'8" (6.32m x 3.25m)

A bright and spacious open-plan room forming the heart of the home, fitted with modern cabinetry and integrated appliances, with ample space for dining and family seating, and direct access onto the rear garden.

### LIVING ROOM

20'9" x 13'4" (6.32m x 4.06m)

A comfortable and well-proportioned reception room, ideal for relaxing or entertaining.

## FIRST FLOOR

### PRINCIPAL BEDROOM

11'7" x 10'4" (3.54m x 3.16m)

A generous double bedroom with fitted storage and contemporary en-suite shower room.

### EN-SUITE

A stylish fitted en-suite shower room serves the principal bedroom.

### BEDROOM TWO

10'10" x 9'1" (3.30m x 2.77m)

A spacious double bedroom overlooking the garden.

### BEDROOM THREE

9'10" x 9'8" (3.00m x 2.95m)

A comfortable and well-proportioned bedroom, ideal for guests or family use, featuring fitted wardrobes and useful built-in cupboards.

### BEDROOM FOUR

9'10" x 8'5" (3.00m x 2.59m)

Currently arranged as a fully fitted home office with built-in desk and bespoke storage units, creating an excellent work-from-home space while retaining flexibility for alternative use if required.

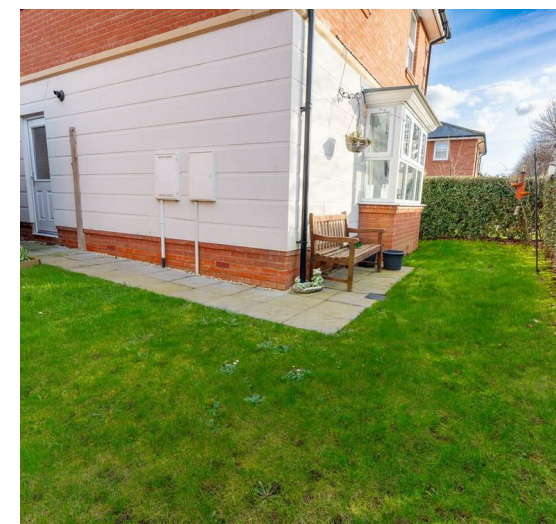
### FAMILY BATHROOM

Finished in a modern style and comprising bath, separate shower cubicle, wash basin and WC.

### DETACHED GARAGE

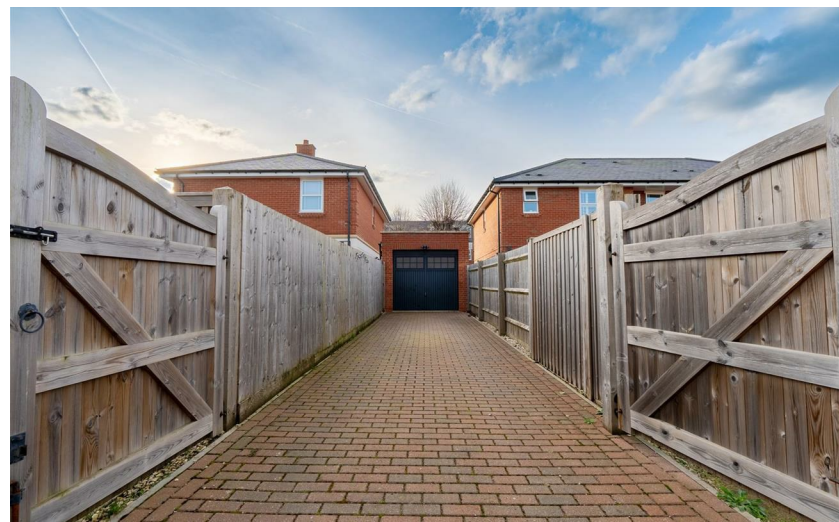
### OUTSIDE - GARDENS

Gardens - In addition to the landscaped rear garden, the property benefits from further garden space to the side of the house, offering excellent potential for extension, subject to the necessary planning permissions.





Harperbury Park enjoys a peaceful setting on the edge of Radlett, combining a semi-rural feel with excellent connectivity. Radlett village is just a short drive away and offers a variety of boutiques, cafés, restaurants and everyday amenities, together with Radlett mainline station providing fast services into London St Pancras International in approximately 25 minutes. The M25, M1 and A1(M) are all easily accessible, offering convenient links to London



### St Albans Band F

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Why energy efficient - lower running costs	Current	Target	Why environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
91-100 A		94	91-95 A		
81-90 B		80	81-90 B		
71-80 C			61-80 C		
61-70 D			51-60 D		
51-60 E			41-50 E		
41-50 F			31-40 F		
1-40 G			21-30 G		

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
 England & Wales

Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC  
 England & Wales



\* For illustration purposes only

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



**Total Floor Area (excluding garage): 1,225 sq.ft. (113.8 sq.m.) approx.**

**Detached Garage: 194 sq.ft. (18.02 sq.m.) approx.**

**Total Including Garage: 1,419 sq.ft. (131.82 sq.m.) approx.**

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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[PROPERTY@PRESTIGEANDVILLAGE.CO.UK](mailto:PROPERTY@PRESTIGEANDVILLAGE.CO.UK)

[WWW.PRESTIGEANDVILLAGE.CO.UK](http://WWW.PRESTIGEANDVILLAGE.CO.UK)