

# Christchurch Crescent, Radlett

£1,695,000 (Freehold)

**VILLAGE**  
E S T A T E S



A Beautifully Presented Family Home in a Prime Location.

This stunning (approx 3,475 sq. ft / 322 sq m) five double bedroom exceptionally spacious semi-detached family residence, built in 2020, is perfectly situated within close proximity to Radlett's vibrant village.

Arranged over four floors, the home features a bright and welcoming entrance hall. The versatile front reception room being ideal as either a home office or TV room, while the heart of the home lies in the open-plan kitchen and breakfast room, opening directly on the westerly facing rear garden.

On the lower ground level, you'll find a generous 22-ft reception/TV room with sliding doors leading directly onto a private & totally secluded patio. This floor also includes an au pair suite, or the fifth double bedroom with an en-suite shower room, kitchenette, and utility area.

The first floor hosts the luxurious principal bedroom with bespoke fitted wardrobes and a stunning en-suite bathroom overlooking the rear garden, alongside a second double bedroom with en-suite facilities.

The second floor offers a further two spacious double bedrooms with fitted wardrobes, a contemporary shower room, and ample built-in storage.

Externally to the front, the property offers off-street parking for 3 cars on a resin driveway along with an electrical car charging point. The home also benefits from app-controlled underfloor heating across three floors, ceiling speakers in the principal rooms, and CCTV covering both the front and rear of the property as well as cleverly hidden solar panels to further reduce energy costs.

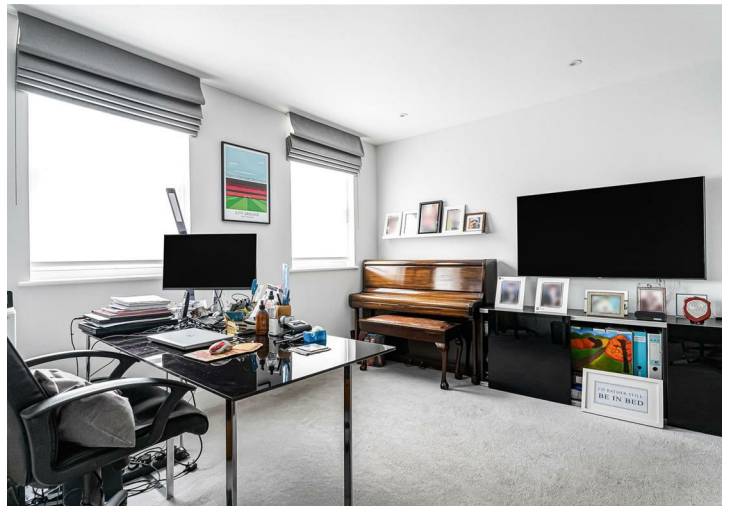
**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



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.

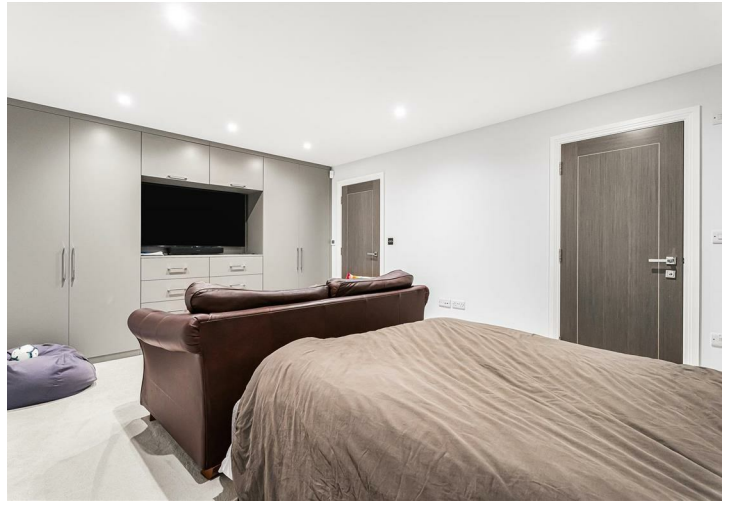














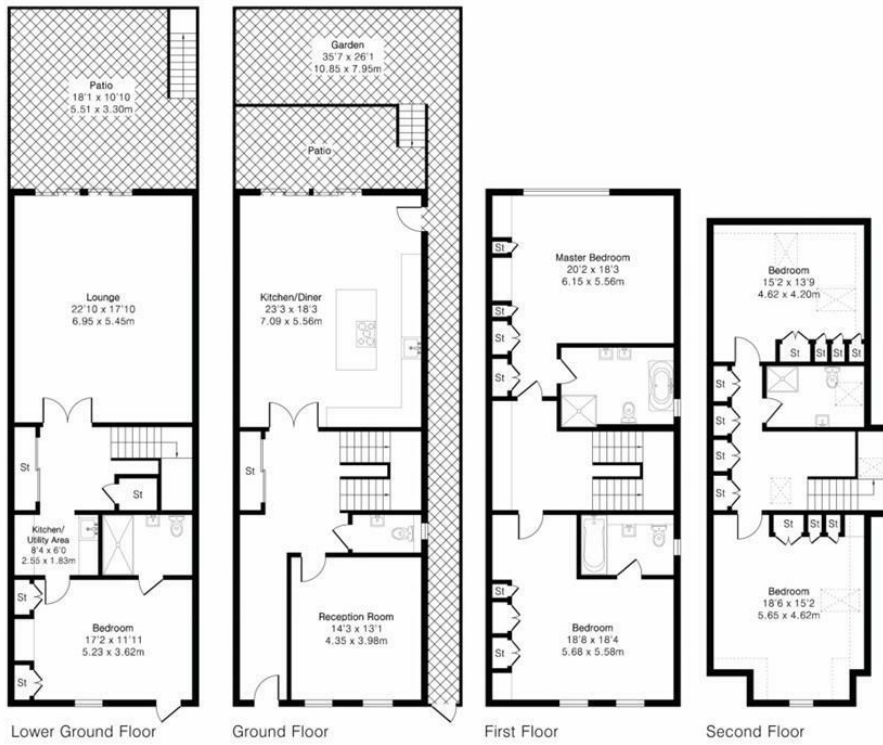
**Approximate Gross Internal Area 3479 sq ft - 323 sq m**

Lower Ground Floor Area 905 sq ft – 84 sq m

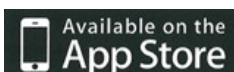
Ground Floor Area 924 sq ft – 86 sq m

First Floor Area 924 sq ft – 86 sq m

Second Floor Area 726 sq ft – 67 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		91	91
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	