



SUSMANS
ESTATES

The Avenue, Radlett, WD7 7DW
Asking Price £2,650,000 Freehold



A wonderful CHARACTER FAMILY HOUSE (3800 sq ft / 350 sq m) set in a large plot of approximately a third of an acre with a frontage of almost 80ft in width. Discreetly set behind a high hedge and approached along its own driveway, this delightful property is has a charming front garden and off street parking for several cars, along with an INTEGRAL DOUBLE GARAGE AND AN OUTDOOR SWIMMING POOL IN THE REAR GARDEN.

Internally this well proportioned home consists of FOUR/ FIVE bedrooms, TWO reception rooms together with a separate kitchen which in turn opens into a large breakfast/family room set under a bonnet style canopy roof with windows offering 180 degree views over the rear garden. A utility room and guest WC complete the main home.

A SEPARATE ENTRANCE allows access (if required) on the ground floor to a SIDE ANNEXE providing a large games room, guest WC, bathroom and Sauna. To the rear is the garden of approx 100 ft in width with the OUTDOOR SWIMMING POOL.

Transport links include Radlett's Mainline Station offering direct access into London (under 26 minutes) via West Hampstead or onto St.Pancras in under 30 minutes.

Radlett's high street has numerous places of worship, restaurants, coffee shops, and a library within the Radlett centre which hosts numerous shows, and concerts throughout the year. Schools include several state & private, from reception through to secondary. Manor Lodge, Edge Grove, Newberries, St.Johns, Radlett Prep, Haberdashers and Aldenham, all being close by.

Mains gas central heating/ mains drainage/ EPC D/ Council tax band H

- Sole Agents
- Character Detached House
- 4/5 Bedrooms, Three Bathrooms (two en suite)
- Large Rear Garden with Swimming Pool
- Set in approx a third of an acre plot
- Annexe with games room, Bathroom, WC & sauna
- Double garage & off street parking



PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



VIEWING

Strictly by appointment with Susmans Estates

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IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part or an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point or particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating **D**

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