

The Warren, Radlett

£2,650,000 (Freehold)

VILLAGE
ESTATES



A four/five bedroom detached house located in one of Radlett's finest private roads. The house backs onto greenbelt to the rear and boasts a stunning garden in excess of 200 feet in length.

On the ground floor there is a welcoming entrance hall which leads directly onto a stunning open plan kitchen/breakfast room with patio doors leading to the private garden and has air conditioning. There is also another separate reception room and play room. The ground floor is finished with a utility room off of the kitchen and a downstairs WC.

On the first floor there is a large principal bedroom with en-suite bathroom and fitted wardrobes, this was previously the fifth bedroom and air conditioning. A second bedroom with en-suite shower and air conditioning, and a further two double bedrooms and a large family bathroom.

On the outside there is a double detached garage which is currently being used as a gym and home office, and a large driveway with parking for 4 cars. To the rear is the fabulous garden with a large patio and views over the green belt land behind.

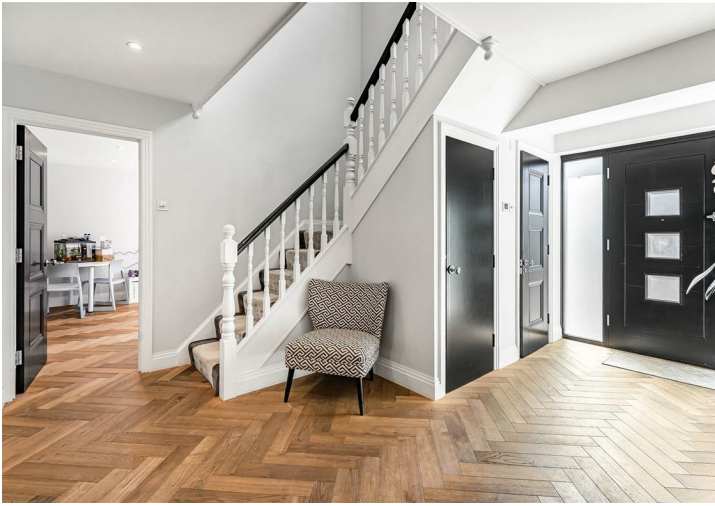
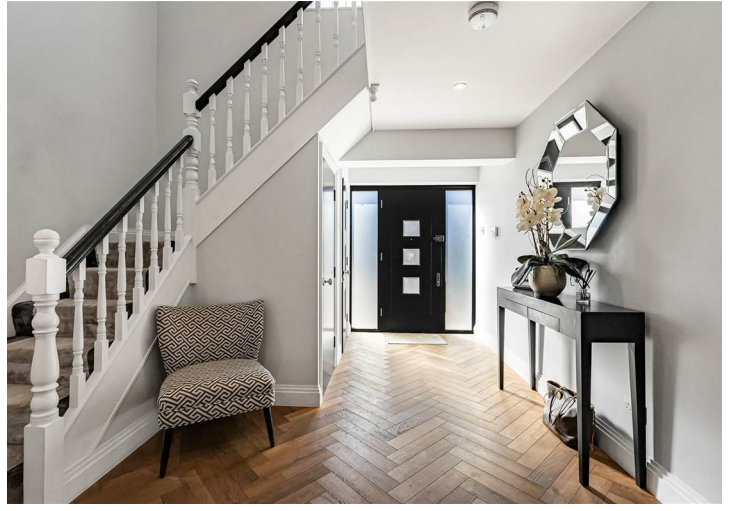
The property previously had planning permission to demolish the existing house and re-build a brand new property in excess of 6000sqft, this has now lapsed.

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.









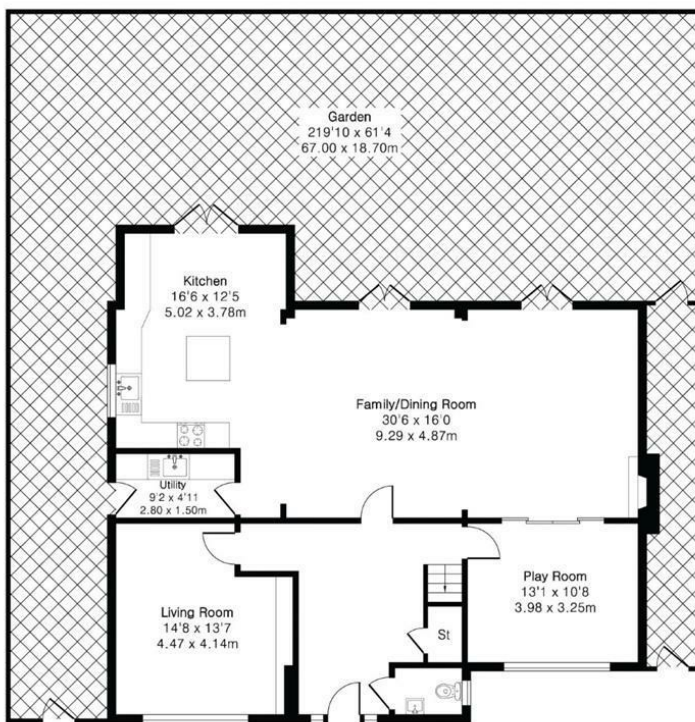


**Approximate Gross Internal Area 2772 sq ft - 257 sq m
(Including Outbuilding)**

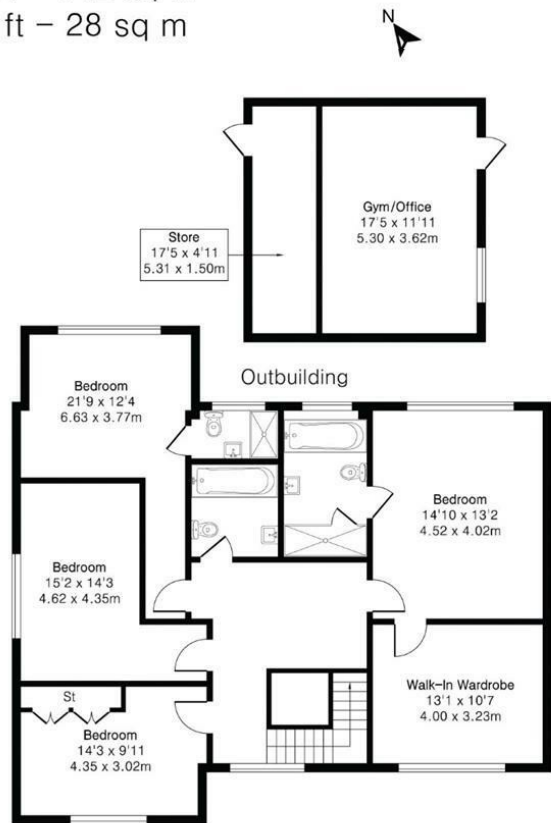
Ground Floor Area 1262 sq ft – 117 sq m

First Floor Area 1210 sq ft – 112 sq m

Outbuilding Area 300 sq ft – 28 sq m



Ground Floor



First Floor



Available on the
App Store



ANDROID APP ON
Google play

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	