



SUSMANS
ESTATES

The Avenue, Radlett, WD7 7DW

Asking Price £2,565,000 Freehold

The Avenue, Radlett, WD7 7DW

**** GET READY FOR SUMMER WITH A SWIMMING POOL ****

A wonderful character family home extending to approximately 3,800 sq ft (350 sq m), set within a generous plot of around one third of an acre, with an impressive 80ft frontage. Discreetly positioned behind a mature hedge and approached via a private driveway, the property enjoys a charming front garden, off-street parking for several vehicles, an integral double garage, and a rear garden featuring an outdoor swimming pool.

Internally, this well-proportioned home offers four/five bedrooms, two reception rooms, and a separate kitchen which opens into a spacious breakfast/family room set beneath a distinctive bonnet-style canopy roof, with windows providing 180-degree views over the rear garden. A utility room and guest WC complete the main accommodation.

A separate entrance provides access, if required, to a side annexe on the ground floor, comprising a large games room, bathroom, guest WC and sauna, offering excellent flexibility for guests, leisure use, or extended family living.

To the rear, the garden extends to approximately 100ft in width and features the outdoor swimming pool, creating an ideal space for entertaining and family enjoyment.

Transport links include Radlett's mainline station, offering direct services to London in under 26 minutes via West Hampstead, or to St Pancras in under 30 minutes.

Radlett High Street provides a wide range of amenities including places of worship, restaurants, cafés, and a library within the Radlett Centre, which hosts a variety of shows and concerts throughout the year. The area is also well served by excellent state and private schools, including Manor Lodge, Edge Grove, Newberries, St John's, Radlett Prep, Haberdashers' and Aldenham, all within easy reach.

Mains gas central heating | Mains drainage | EPC: D | Council Tax Band: H

- 3800 SQ FT
- 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.



All measurements are approximate and for display purposes only.



VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com

Website: susmansestates.com

Radlett Estate Agents Limited trading as Susmans Estates.

Registered Office: First Floor, Radius House, Watford,
Hertfordshire WD17 1HP.

Registered in England & Wales No.5579487

Ref:

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 of 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 of 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

299 Watling Street, Radlett, WD7 7LA

01923 859444

susmansestates.com

SUSMANS
ESTATES