



**SUSMANS**  
ESTATES

Beech Avenue, Radlett, WD7 7DE

Asking Price £1,565,000 Freehold



A charming and character-filled detached family home offering four bedrooms and two bathrooms (including one en suite). Built in the early 1920s by local builders Wiggs, this delightful property would make a fantastic forever home.

Situated on an elevated position on the non-railway side of the road and occupying a generous wide plot, the house benefits from a stunning rear garden. The property is accessed via an attractive front garden, with parking to the front and side in front of the garage. Inside, the spacious accommodation includes a large, welcoming dining and family room that leads into a cozy study with a vaulted ceiling. There is also a separate snug or TV room, a sizable kitchen with a breakfast area, and a guest WC on the ground floor. Upstairs, you'll find the four bedrooms, three of which are large doubles and two bathrooms.

We understand that the house previously had planning permission for a fifth bedroom and an additional bathroom (which has now expired). However, obtaining further planning permission could significantly expand the property's size, similar to several neighboring homes. This could include a double or single storey to the rear together with a loft conversion if required creating additional accommodation if required significantly increasing the internal sq ft. subject to planning.

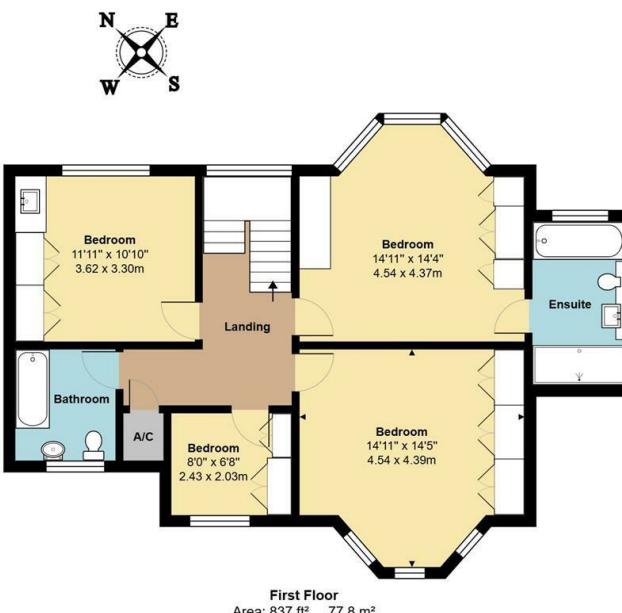
At the front, there's a garage and off-street parking for 3-4 cars within the private road. The impressive rear garden extends approximately 180 to 200 feet in length, providing ample outdoor space.

- Immaculately presented
- Four bedrooms and two bathrooms
- Wonderful entertaining space
- Separate study & snug/ TV room
- Large eat in Kitchen
- Fabulous rear garden, off street parking for 3-4 cars and a garage.
- Private Road
- Extension potential subject to planning
- Complete chain in place/ Gas central heating/ mains drainage/ EPC D/ Council Tax band G



## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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## VIEWING

Strictly by appointment with Susmans Estates

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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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