



PRESTIGE & VILLAGE

UK's finest properties

1, HEATH WAY, RADLETT, WD7 9FG



Situated within the highly regarded Harperbury Park development, this attractive four-bedroom detached residence on Heath Way offers well-balanced contemporary living in a sought-after Shenley setting. Built by the award-winning five-star developer Bloor Homes, the property combines modern design, energy efficiency and practical family accommodation.

Enhanced beyond the original developer specification, the home benefits from bespoke custom-built wardrobes to two bedrooms, commissioned by the current owners. These tasteful additions provide excellent integrated storage rarely found in comparable properties within the development, allowing this home to stand out from others nearby.

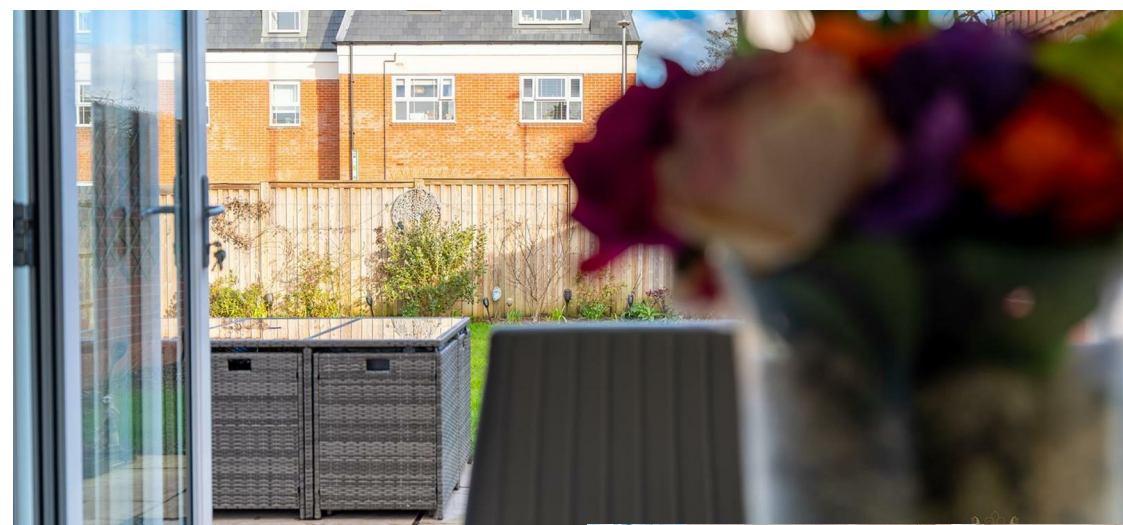
The accommodation includes a spacious dual-aspect living room and a kitchen/breakfast room spanning the rear of the house with direct access to the garden, together with a separate utility room and ground floor cloakroom. Upstairs are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, plus a modern family bathroom.

Externally, the landscaped rear garden offers a private and manageable outdoor space, complemented by a detached garage and private driveway parking. Extending to approximately 1,225 sq ft (1,419 sq ft including the garage), this is an excellent opportunity to acquire a detached family home within one of Shenley's most desirable modern developments.





- Exceptional detached four-bedroom residence in Harperbury Park
- Upgraded interior specification with bespoke fitted wardrobes to two bedrooms
- Principal suite with custom cabinetry and contemporary en-suite
- Elegant dual-aspect reception room
- Kitchen/breakfast room forming the heart of the home
- Utility room and guest cloakroom
- Private landscaped rear garden ideal for entertaining
- Detached Garage and Private Driveway for off-street parking for three vehicles
- Energy-efficient modern build by award-winning Bloor Homes
- Approx. 1,225 sq ft internal accommodation





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A distinguished four-bedroom detached residence within the sought-after Harperbury Park development, thoughtfully upgraded to create a superior specification home that stands apart from others within the development.

GROUND FLOOR

ENTRANCE HALL

A welcoming hallway with staircase rising to the first floor and access to the principal reception rooms.

UTILITY ROOM

Practical and conveniently located, offering additional storage and space for laundry appliances, with access to the garden.

GUEST WC

Modern ground floor WC.

KITCHEN / BREAKFAST ROOM (6.32M X 3.25M)

20'9" x 10'8" (6.32m x 3.25m)
A bright and spacious open-plan room forming the heart of the home, fitted with modern cabinetry and integrated appliances, with ample space for dining and family seating, and direct access onto the rear garden.

LIVING ROOM

20'9" x 13'4" (6.32m x 4.06m)
A comfortable and well-proportioned reception room, ideal for relaxing or entertaining.

FIRST FLOOR

PRINCIPAL BEDROOM

11'7" x 10'4" (3.54m x 3.16m)
A generous double bedroom with fitted storage and contemporary en-suite shower room.

EN-SUITE

A stylish fitted en-suite shower room serves the principal bedroom.

BEDROOM TWO

10'10" x 9'1" (3.30m x 2.77m)
A spacious double bedroom overlooking the garden.

BEDROOM THREE

9'10" x 9'8" (3.00m x 2.95m)
A comfortable and well-proportioned bedroom, ideal for guests or family use, featuring fitted wardrobes and useful built-in cupboards.

BEDROOM FOUR

9'10" x 8'5" (3.00m x 2.59m)
Currently arranged as a fully fitted home office with built-in desk and bespoke storage units, creating an excellent work-from-home space while retaining flexibility for alternative use if required.

FAMILY BATHROOM

Finished in a modern style and comprising bath, separate shower cubicle, wash basin and WC.

DETACHED GARAGE

OUTSIDE - GARDENS

In addition to the landscaped rear garden, the property benefits from further garden space to the side of the house, offering excellent potential for extension, subject to the necessary planning permissions.



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Harperbury Park enjoys a peaceful setting on the edge of Radlett, combining a semi-rural feel with excellent connectivity. Radlett village is just a short drive away and offers a variety of boutiques, cafés, restaurants and everyday amenities, together with Radlett mainline station providing fast services into London St Pancras International in approximately 25 minutes - ideal for commuters. The M25, M1 and A1(M) are all easily accessible, offering convenient links to London



St Albans
Band F

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient - lower running costs	Current	Target	Why environmentally friendly - lower CO ₂ emissions	Current	Target
91-100 A		94	91-95 A		
81-90 B		80	81-90 B		
71-80 C			71-80 C		
61-70 D			61-70 D		
51-60 E			51-60 E		
41-50 F			41-50 F		
1-40 G			1-40 G		

Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales
Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC England & Wales



* For illustration purposes only

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



Total Floor Area (excluding garage): 1,225 sq.ft. (113.8 sq.m.) approx.

Detached Garage: 194 sq.ft. (18.02 sq.m.) approx.

Total Including Garage: 1,419 sq.ft. (131.82 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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