

# Newberries Avenue, Radlett

## £1,899,000 (Freehold)

**VILLAGE**  
ESTATES



A well maintained detached family home which has been meticulously designed and looked after. The well-proportioned accommodation is arranged over 3 floors and includes 5 bedrooms and 4 bathrooms.

The ground floor comprises of a good sized entrance hall which lead to two generous sized reception rooms, a large kitchen diner with direct access to a secluded rear south facing garden. The ground floor is completed with a study, and a utility room.

The first floor benefits from a large landing which gives access to a principle bedroom with its own en-suite bathroom. There are three further double bedrooms, one with an en-suite shower room and a further two bedrooms with a Jack and Jill bathroom.

The second floor benefits from a fifth bedroom, currently being used as a playroom with an en-suite bathroom, and plenty of storage.

At the rear of the property, the beautifully landscaped south facing suntrap garden (with disabled access) offers a private sanctuary ideal for entertaining and relaxation. There is a substantial patio area with freestanding pool in the summer months, enhanced by mature greenery, rose bushes and shrubs while a beautiful lawn stretches toward a remarkable detached outbuilding. This impressive structure houses a vast cinema/games/entertainment room, complete with a WC and storage, providing endless leisure possibilities.

To the front of the property is ample off-street parking for multiple vehicles..

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
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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.





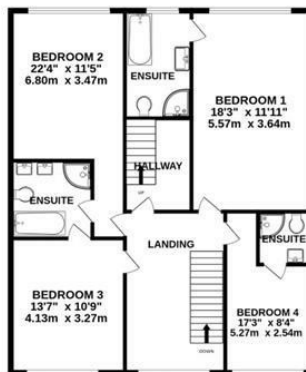




GROUND FLOOR  
2207 sq.ft. (205.0 sq.m.) approx.



1ST FLOOR  
1163 sq.ft. (108.0 sq.m.) approx.



2ND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 3988 sq.ft. (370.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	