



SUSMANS
ESTATES

Watford Road, Radlett, WD7 8LE

Guide Price £1,950,000 Freehold



Situated on Watford Road in Radlett, this substantial detached family home offers over 3,850 sq. ft. of accommodation arranged over three floors. The property provides well-proportioned living space, including two reception rooms, a study and a spacious open-plan kitchen/breakfast room with direct access to the rear garden. A utility room and guest cloakroom complete the ground floor.

The first floor comprises five double bedrooms, four with en-suite bathrooms, including a principal bedroom with walk-in dressing area, together with a family bathroom. The second floor provides a further bedroom, bathroom and a versatile games room or study.

The rear garden features a large terrace, providing space for outdoor dining and entertaining. There is also a detached garden gym/studio with an upper-level studio area, along with a separate garden room incorporating a sauna.

Radlett village centre offers a range of shops, cafés, restaurants and pubs, together with everyday amenities and community facilities at The Radlett Centre. The surrounding area provides access to open spaces and countryside, while nearby St Albans and Watford offer further shopping and leisure facilities.

Radlett station provides a Thameslink services into central London, in under 30 minutes to St Pancras International, with connections at West Hampstead on the Jubilee Line. The M1 and M25 are also accessible by road. Local schooling includes Newberries Primary School, St John's Church of England Infant and Nursery School, Fairfield Junior School, Radlett Preparatory School, HABS and Aldenham are all with easy commute distance.

- Detached family house set back from road
- Characterful & well presented
- Large rear Westerly facing quiet garden, separate gym/ office
- Ample off street parking for numerous cars
- Gas central heating/ mains drainage and sewage/ council tax band G
- Six bedrooms, 6 bathrooms, (five en suite)
- Approx 3850 sq ft/ 357 sq m/ EPC C

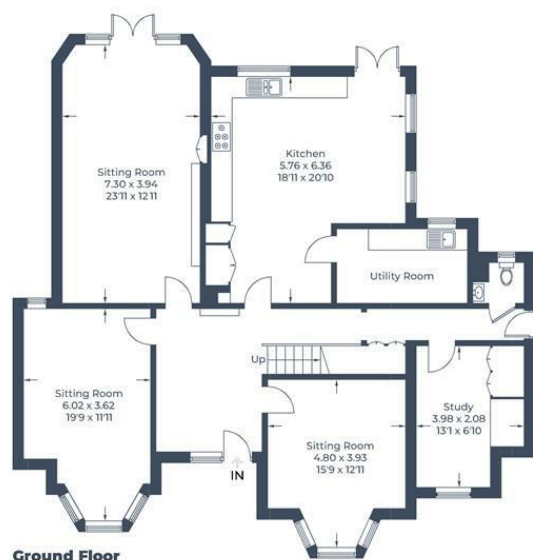




PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Approximate Gross Internal Area
Ground Floor = 145.4 sq m / 1,565 sq ft
First Floor = 117.2 sq m / 1,261 sq ft
Second Floor = 32.8 sq m / 353 sq ft
Outbuildings = 62.2 sq m / 669 sq ft
Total = 357.6 sq m / 3,848 sq ft



Ground Floor



First Floor



Second Floor

(Not Shown in Actual Location / Orientation)



Gym - First Floor



Gym - Ground Floor

(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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VIEWING

Strictly by appointment with Susmans Estates

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EPC Rating C

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