

Newberries Avenue
Radlett, Hertfordshire, WD7 7EW
£1,300,000 Freehold

STATONS

Tel: 01923 604321
Email: radlett@statons.com
Bedrooms 5 | Bathrooms 2 | Receptions 1





20 Newberries Avenue
Radlett, Hertfordshire
WD7 7EW



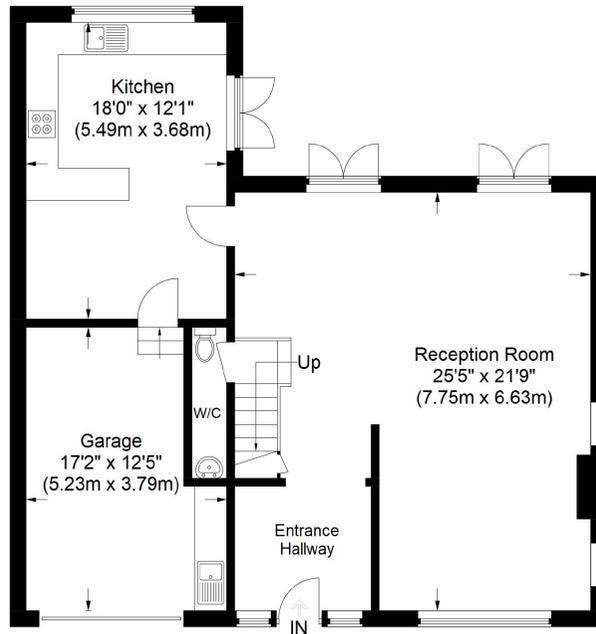
A five bedroom detached character family home positioned on one of Radlett's most sought after locations within walking distance of Radlett village and Thameslink station. Offering spacious family accommodation as well as benefiting from a superb rear garden. The accommodation comprises on the ground floor of an open plan entrance hallway, generous open plan reception/dining room, kitchen/breakfast room, guest cloakroom and access to an integral garage/utility room, whilst on the first floor is the master bedroom and en-suite shower room, three further bedrooms, office and a family bathroom. Exterior: To the front, a sloped driveway allows parking for numerous cars and to the rear is a large enclosed garden with terrace, lawns and planted with mature shrubs and hedges.

Location:

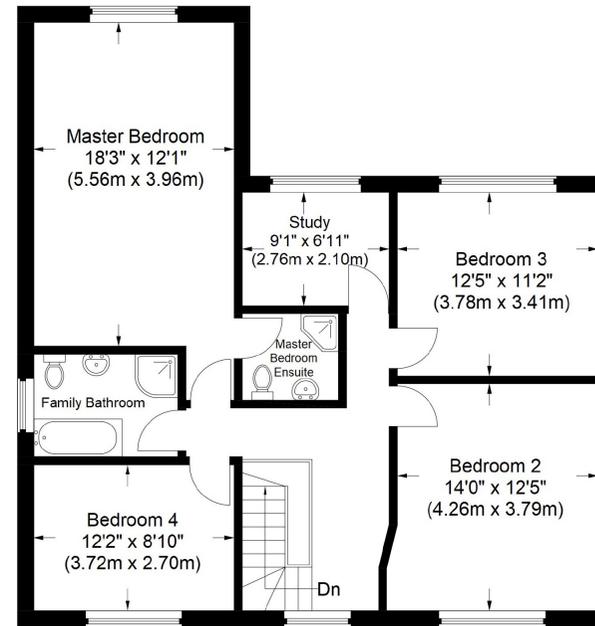
Newberries Avenue is just a short distance from Radlett's village with its many amenities. Radlett boasts a selection of excellent schools in both the state and private sector and enjoys excellent transport links with its Thameslink fast service to St Pancras and beyond and is just a short drive to the M1, M25 and A1 (M).

For more information on this property or for more properties for sale in Radlett please call our [Radlett Estate Agents](#) on 01923 604321.





Ground Floor



First Floor

Newberries Avenue, Radlett, WD7

Approximate Gross Internal Area (Including Garage)
 Ground Floor = 94.3 sq m / 1015 sq ft First Floor = 93.6 sq m / 1007 sq ft
 Total = 187.9 sq m / 2022 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
A (92-100)			A (12-15)		
B (81-91)			B (16-20)		
C (69-80)			C (21-25)		
D (55-68)			D (26-30)		
E (39-54)			E (31-35)		
F (29-38)			F (36-40)		
G (1-28)			G (41-45)		
	55	72		49	63
England & Wales			England & Wales		

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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