

Aldenham Avenue
Radlett, Hertfordshire, WD7 8HX
£1,895,000 Freehold

STATONS

Tel: 01923 604321
Email: radlett@statons.com
Bedrooms 4 | Bathrooms 3 | Receptions 2





16 Aldenham Avenue
Radlett, Hertfordshire
WD7 8HX



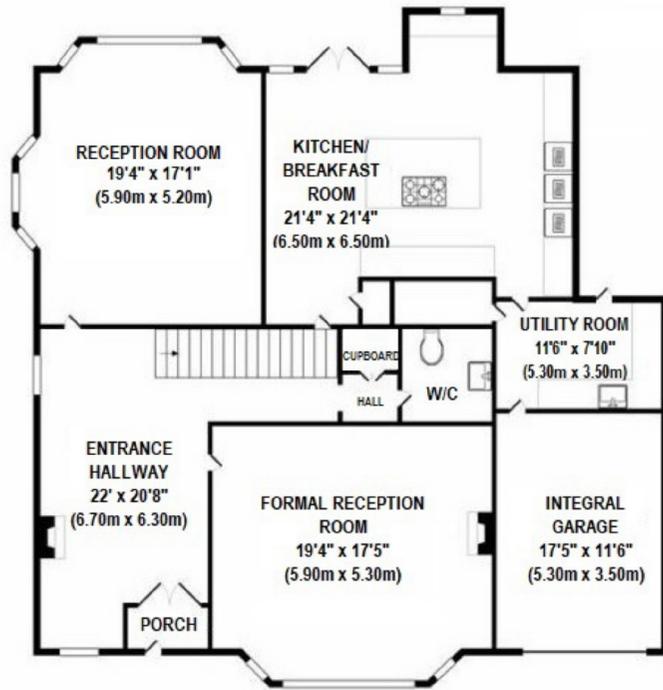
A spacious four bedroom detached home of approx 4,000 sq ft, that has an exceptional contemporary design whilst still retaining the original character of this superb property. Located in one of Radlett's most sought after roads and is just a short walk from Radlett high street and its mainline rail station. The accommodation comprises of a spacious reception hall with original fireplace, a formal reception room with a large bay window flooding the room with natural light, stunning kitchen/breakfast room with high specification integrated appliances with an adjoining utility room. Another reception room with doors leading to the rear garden, a WC and integral garage. On the first floor are three double bedrooms, one with its own en suite shower room and a family bathroom. On the second floor, an expansive master suite with dressing room and en suite bathroom. Externally there is a large enclosed front garden (approx 100') with mature trees and hedges offering privacy from the road, a long gated driveway with ample parking and charming rear garden with patio area as well as a feature pond.

Location:-

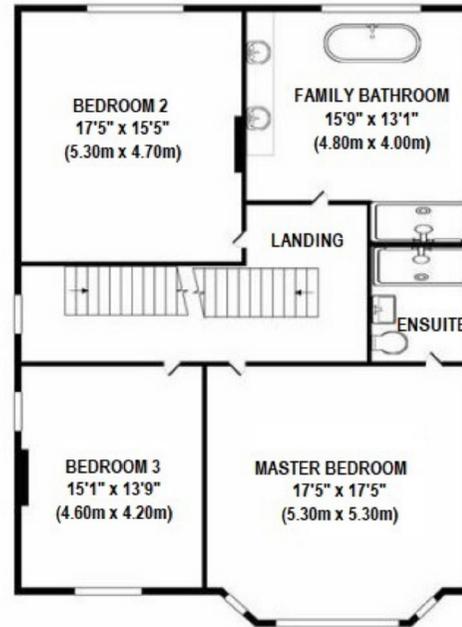
Aldenham Avenue is ideally located within easy walking distance to both Radlett Station providing fast access (approx 28 minutes) to St.Pancras via West Hampstead, and Radlett High Street with its numerous restaurants, shops, boutiques and places of worship. Radlett also has an excellent road network with easy access to the M25, M1, A1(M) and other key routes and provides excellent local schooling both in the state and private sector, The area is surrounded by delightful Greenbelt countryside

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



SECOND FLOOR

ALDENHAM AVENUE, RADLETT, WD7

TOTAL APPROX FLOOR AREA 3961 SQ FT (368.0 SQ.M)

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.

EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN SHOWN, HOWEVER ALL MEASUREMENTS, FIXTURES, FITTINGS AND DATA SHOWN ARE AN APPROXIMATE INTERPRIATION FOR ILLUSTRATIVE PURPOSES ONLY. LIABILITY FOR ERRORS, OMISSIONS OR MIS-STATEMENT THROUGH NEGLIGENCE OR OTHERWISE HERBY EXCLUDED.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
100-150	Current	Potential	100-150	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
62	70		64	71	

England & Wales EU Directive 2002/91/EC

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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RADLETT

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NEW HOMES SHOWCASE

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