

Goodyers Avenue  
Radlett, Hertfordshire, WD7 8BB  
£1,200,000 Freehold

**STATONS**

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Bedrooms 4 | Bathrooms 2 | Receptions 3





48 Goodyers Avenue  
Radlett, Hertfordshire  
WD7 8BB



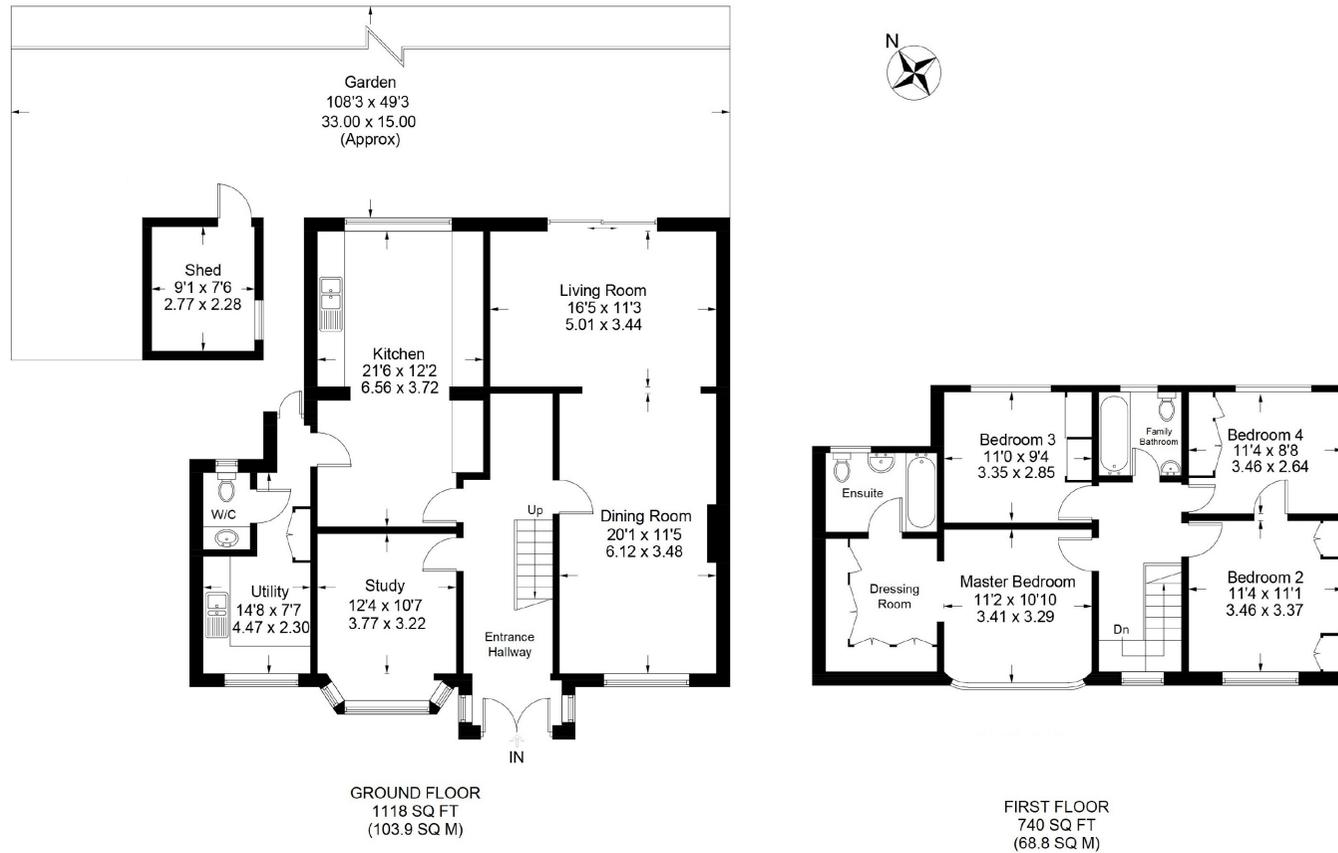
Located in this highly desirable private road is this beautifully well-appointed 4 bedroom detached family home. This family home has many endearing original features such as large bright spacious rooms, high ceilings and features a beautifully maintained rear garden. The property also benefits from potential to extend subject to the usual planning consents. The ground floor comprises a welcoming entrance hallway leading to a large open plan living room and dining room, study, spacious kitchen with breakfast table area, utility room and W/C. The first floor offers master bedroom suite with ensuite bathroom and dressing area, 3 further double bedrooms and family bathroom. The front of the house has a carriage driveway with ample off street parking and to the rear is an elevated patio area great for entertaining that leads down to the large mature garden.

#### Location:

A short walk from Watling Street itself, Goodyers Avenue is ideally positioned close to Radlett's High street, with its numerous shops and restaurants. Radlett benefits from a Thameslink rail station with fast service into London St Pancras (approx 30 mins), places of worship & excellent schools including Edge Grove, Radlett Prep, Haberdasher's Aske's & Aldenham are nearby, as are the M1, M25 and A1(M) giving easy access into London.

For more [properties for sale in Radlett](#) please call our Radlett team on 01923 604321 .





## Goodyers Avenue, Radlett, WD7

TOTAL APPROX AREA - 1926 SQ FT (179.0 SQ M)

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
100-90%	A		100-90%	A	
80-90%	B		70-90%	B	
60-80%	C		50-70%	C	
40-60%	D		30-50%	D	
20-40%	E		10-30%	E	
10-20%	F		0-10%	F	
0-10%	G		0-10%	G	
No energy efficient - higher running costs			No environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
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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