

# WATFORD ROAD

## RADLETT

### HERTFORDSHIRE





6 BEDROOMS

OVER 3600 SQ FT

LEISURE FACILITIES - SWIMMIN POOL + TENNIS COURT

Statons are pleased to offer this beautiful six-bedroom detached family home on a substantial plot in the heart of Radlett. Set behind electric gates this wonderful property offers over 3600 Sq Ft of living accommodation over two floors and offers tremendous scope to a potential purchaser to extend, refurbish or develop the property. Planning permission has been granted for a two-story rear extension and conversion of the roof into a large master bedroom suite.

Offered for sale in good decorative order throughout, the property benefits from bright and spacious versatile internal accommodation, off street parking for serval cars and the stunning south facing rear garden features a wonderfully sunny oasis, patio seating area, manicured formal lawn with bright and colourful borders offering a high degree of privacy, tennis court and swimming pool.

The house is both attractive and spacious with character features throughout. The accommodation comprises, a welcoming entrance hallway leading to the spacious sitting room with large bay window flooding the room with natural light, dining room with access to the rear garden and kitchen breakfast room with fitted appliances. The ground floor is completed by the TV room (also with access to the rear), separate utility room, study and guest W/C. The integral double garage allows access to the annex/bedroom six, with its own kitchen, bathroom and private access to the rear garden. To the first floor is the expansive master bedroom suite, with large walk in dressing area with ample fitted wardrobe space and private ensuite bathroom. There are a further three double bedrooms as well as bedroom five, all with wardrobes offering sufficient storage space throughout and two good sized family bathrooms.

Externally, to the front of the property, the home benefits from electric gates and the driveway allows off street parking for several cars as well as off street parking in the double garage. To the rear is the stunning south facing 150 ft garden, with vast patio area great for entertaining, swimming pool, purpose-built outbuilding/ summer house, tennis court, sunken trampoline, large lawned area with bright and colourful borders offering a high degree of privacy.



FRONT SHOT



ENTRANCE HALLWAY





SITTING ROOM





SITTING ROOM





DINING ROOM





KITCHEN





KITCHEN





TV ROOM





LANDING





MASTER BEDROOM





MASTER BEDROOM ENSUITE





BEDROOM 2





BEDROOM 3





BEDROOM 4





FAMILY BATHROOM 1





PATIO





GARDEN





GARDEN





SWIMMING POOL





OUTBUILDING





TENNIS COURT



GROUND FLOOR				FIRST FLOOR			
FEET (METRE)				FEET (METRE)			
ENTRANCE HALLWAY				BEDROOM 2	13'11" x 11'11"	-	4.24m x 3.63m
SITTING ROOM	20'1" x 16'	-	6.12m x 4.88m	BEDROOM 3	12'8" x 10'11"	-	3.86m x 3.33m
DINING ROOM	17'6" x 12'	-	5.33m x 3.66m	BEDROOM 4	14'7" x 8'11"	-	4.45m x 2.72m
KITCHEN	17'5" x 15'6"	-	5.31m x 2.59m	BEDROOM 5	17' x 16'1"	-	5.18m x 4.90m
TV ROOM	33' x 8'10"	-	10.06m x 2.69m	FAMILY BATHROOM 1			
UTILITY ROOM	8'10" x 7'11"	-	2.69m x 2.41m	FAMILY BATHROOM 2			
STUDY	10'9" x 10'	-	3.28m x 3.05m				
ANNEX/ BEDROOM 6	10'11" x 8'7"	-	3.33m x 2.62m	EXTERIOR			
ANNEX/ BEDROOM 6 KITCHEN	5'11" x 4'6"	-	1.80m x 1.37m	GATED DRIVEWAY			
ANNEX/ BEDROOM 6 BATHROOM				PATIO AREA			
INTEGRAL DOUBLE GARAGE	16'10" x 13'11"	-	5.13m x 4.24m	GARDEN	150'	-	45.72m
GUEST W/C				SWIMMING POOL			
				TENNIS COURT			
				OUTBUILDING -			
FIRST FLOOR				POOL HOUSE	17'2" x 11'10"	-	5.23m x 3.61m
MASTER BEDROOM	18'11" x 14'6"	-	5.77m x 4.42m	POOL HOUSE BATHROOM			
MASTER BEDROOM DRESSING ROOM	15'6" x 14'8"	-	4.72m x 4.47m				
MASTER BEDROOM ENSUITE							

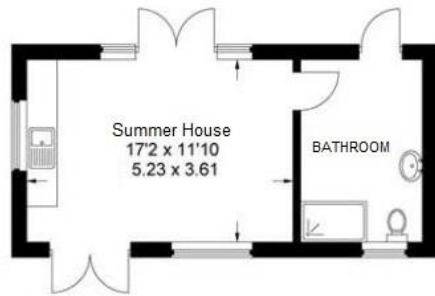
APPROXIMATE GROSS INTERNAL AREA

3641 SQ FT / 338.3 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

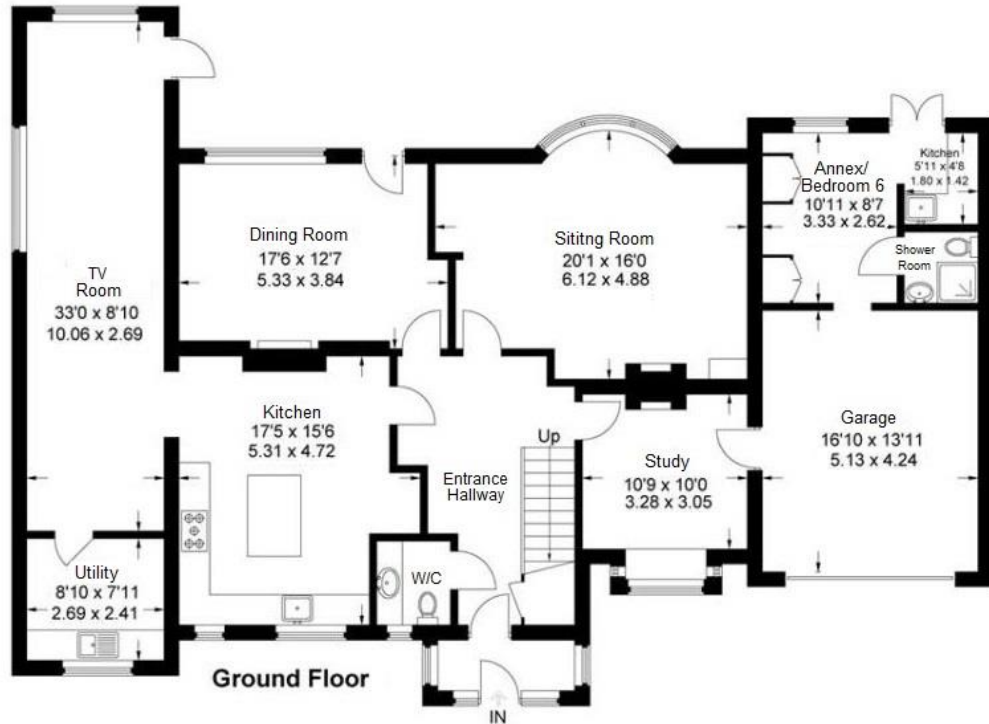
MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE





**Outbuilding**

(Not Shown In Actual Location / Orientation)



## WATFOR ROAD, RADLETT, WD7

Approximate Gross Internal Area (Including Garage) Total = 3,641 sq ft / 338.3 sq m

Ground Floor = 1,918 sq ft / 178.2 sq m First Floor = 1,414 sq ft / 131.4 sq m Outbuilding = 309 sq ft / 28.7 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.



# STATONS

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## RADLETT

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RADLETT

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BACK SHOT