

Aldenham Avenue  
Radlett, Hertfordshire, WD7 8JA  
Asking price £1,250,000

**STATONS**

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Bedrooms 3 | Bathrooms 1 | Receptions 2





51 Aldenham Avenue  
Radlett, Hertfordshire  
WD7 8JA



Stations are pleased to offer for sale this rarely available three-bedroom detached home, located in Aldenham Avenue, Radlett. Tucked away from the bustling high street yet only a few minutes walk from Radlett's mainline station, village shops, boutiques and restaurants, this home is a wonderful hidden gem in one of Radlett's prime locations. 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 property comprises, a welcoming entrance hallway leading to a large kitchen breakfast room with a larder and access to a utility room and the garage. The sitting room features dual aspect over the beautifully manicured garden. The spacious dining room has views of the rear garden. There is a powder room and storage cupboards which completes the ground floor. On the first floor there are three double bedrooms, two bedrooms have dual aspect over the garden and there is study/third bedroom and plenty of storage in the loft.

The front of the house has an attractive front garden, driveway providing parking for multiple cars and a garage. To the rear of the property is the beautiful garden, surrounded by mature trees giving it the feeling of complete privacy and patio area great for entertaining.

Location: Radlett is a very popular village offering the highly desirable combination of village-like atmosphere with sophistication of city life and is surrounded by attractive Hertfordshire countryside. Its proximity to London and the excellent motorway and rail network makes it an ideal location for the busy commuter (King's Cross St Pancras is less than 30 mins away via the Thameslink Rail service). Radlett high street has a great selection of shops, restaurants and places of worship. The area is surrounded by beautiful greenbelt countryside and offers a large choice of leisure activities. An excellent choice of local schooling is available including Haberdasher's Aske's, Aldenham, Edge Grove and



## Aldenham Avenue, Radlett

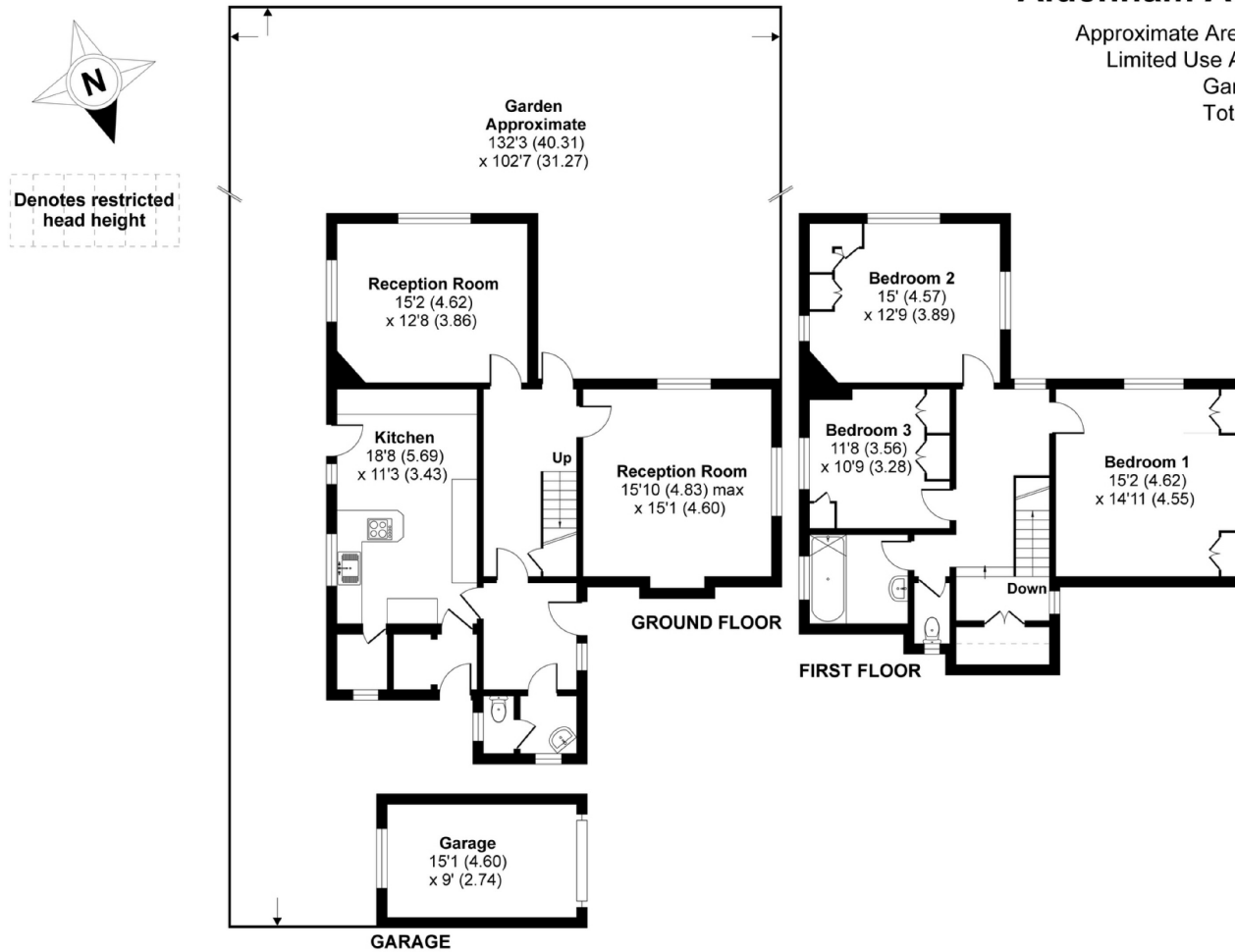
Approximate Area = 1733 sq ft / 161 sq m

Limited Use Area(s) = 13 sq ft / 1 sq m

Garage = 136 sq ft / 13 sq m

Total = 1882 sq ft / 175 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2020. Produced for Statons. REF: 663315



### 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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