

# Oakridge Avenue Radlett



**STATONS**



# Oakridge Avenue Radlett WD7 8ER

Located on the private sought after road of Oakridge Avenue, Statons are pleased to present this 4 bedroom, 2 bathroom detached residence with plenty of scope to extend STPP.

The property benefits from 4 good sized double bedrooms, 2 bathrooms (1 ensuite), and a south east facing rear garden. The property comes with an additional annex which would make an ideal nanny flat or games room.

The accommodation is arranged with a guest cloakroom upon entering the property, leading to an open reception space. The kitchen has a large open plan area with a feature brick wall and working gas fireplace. An internal staircase leads down to double doors and onto a private south-east facing garden which is mainly laid to lawn. To the side of the house is the additional annexe with storage below. To the first floor, are 4 double bedrooms, the principal bathroom benefiting from an en suite, a family bathroom and two 2 storage cupboards.

























































# Oakridge Avenue, Radlett, WD7


Approximate Area = 1634 sq ft / 151.8 sq m

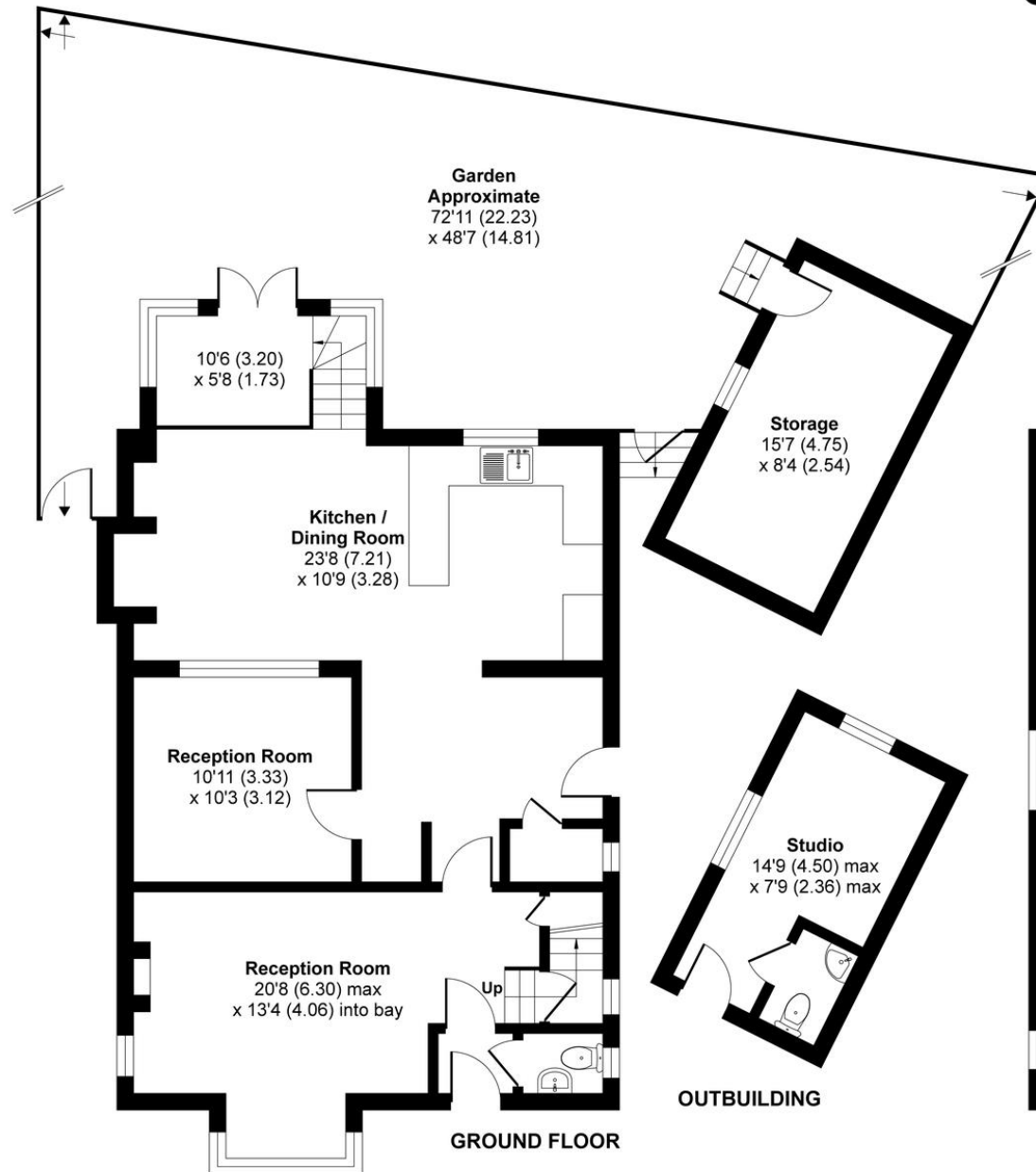
Outbuilding = 246 sq ft / 22.9 sq m

Total = 1880 sq ft / 174.7 sq m

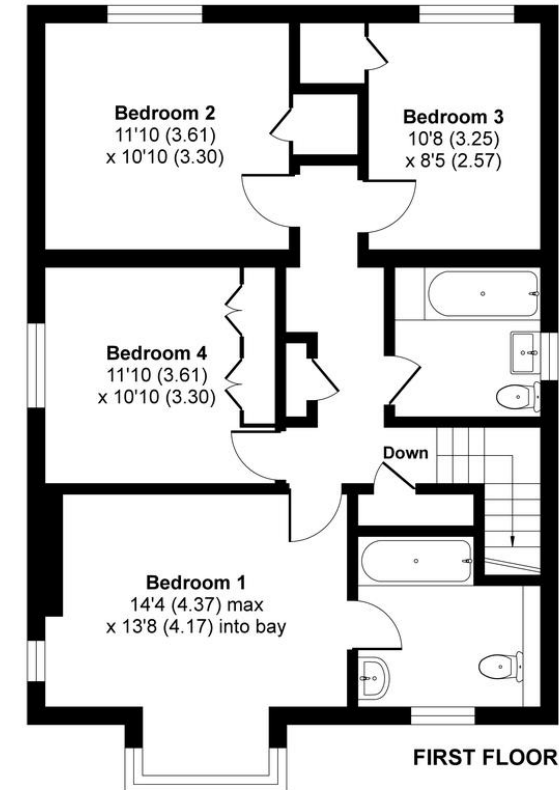
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>79</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchem 2021. Produced for Statons. REF: 708961





## Location

Oakridge 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).

**STATONS**

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