

STATONS

The Avenue

Radlett



25 The Avenue, Radlett

Situated in one of Radlett's premier locations, is this impressive five-bedroom detached family residence. This well-presented spacious family home occupies a generous south facing plot and is set behind an expansive driveway offering parking for multiple cars. The property offers living accommodation set over two floors.

A grand and welcoming entrance hall takes centre stage upon entrance to this home, whilst a stunning open plan kitchen/breakfast room opens onto the beautiful manicured garden. There is a TV Room with a large bay window overlooking the south-facing garden, a spacious and a well thought out dining/study room and additional formal Reception room. A purpose-built utility room and integral garage unit complete the downstairs living arrangement.

Situated on the first floor are 5 bedrooms. The principal bedroom features a spacious walk-in dressing room and immaculate bathroom suite. The guest/second bedroom also boasts generous space, a characteristic bay window and en suite shower room. Bedrooms 3 and 4 are located on the adjacent side of the hallway and are served by an equally high spec family bathroom suite. The 5th bedroom is also located on this floor and could double up as a dressing room.

A mature and manicured south facing garden makes this a highly desirable plot to acquire on a premium road.































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 Radlett Prep.



The Avenue, Radlett, WD7

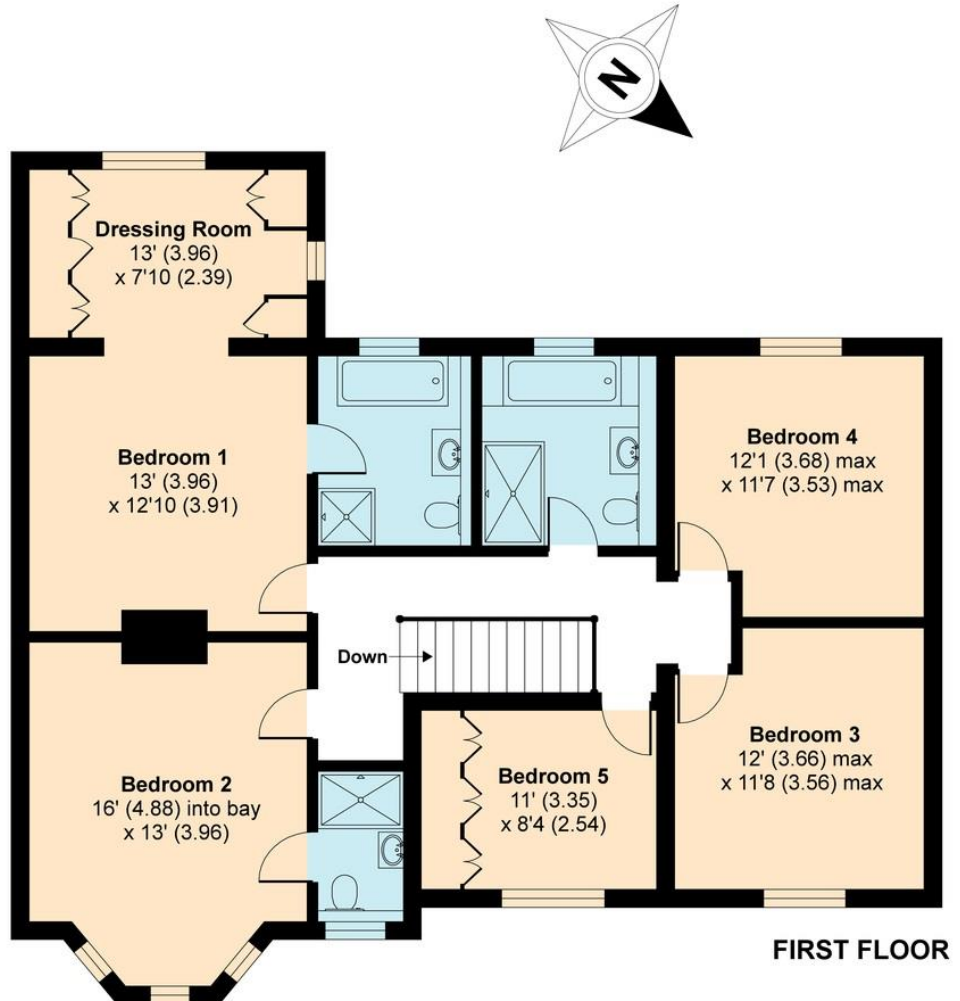
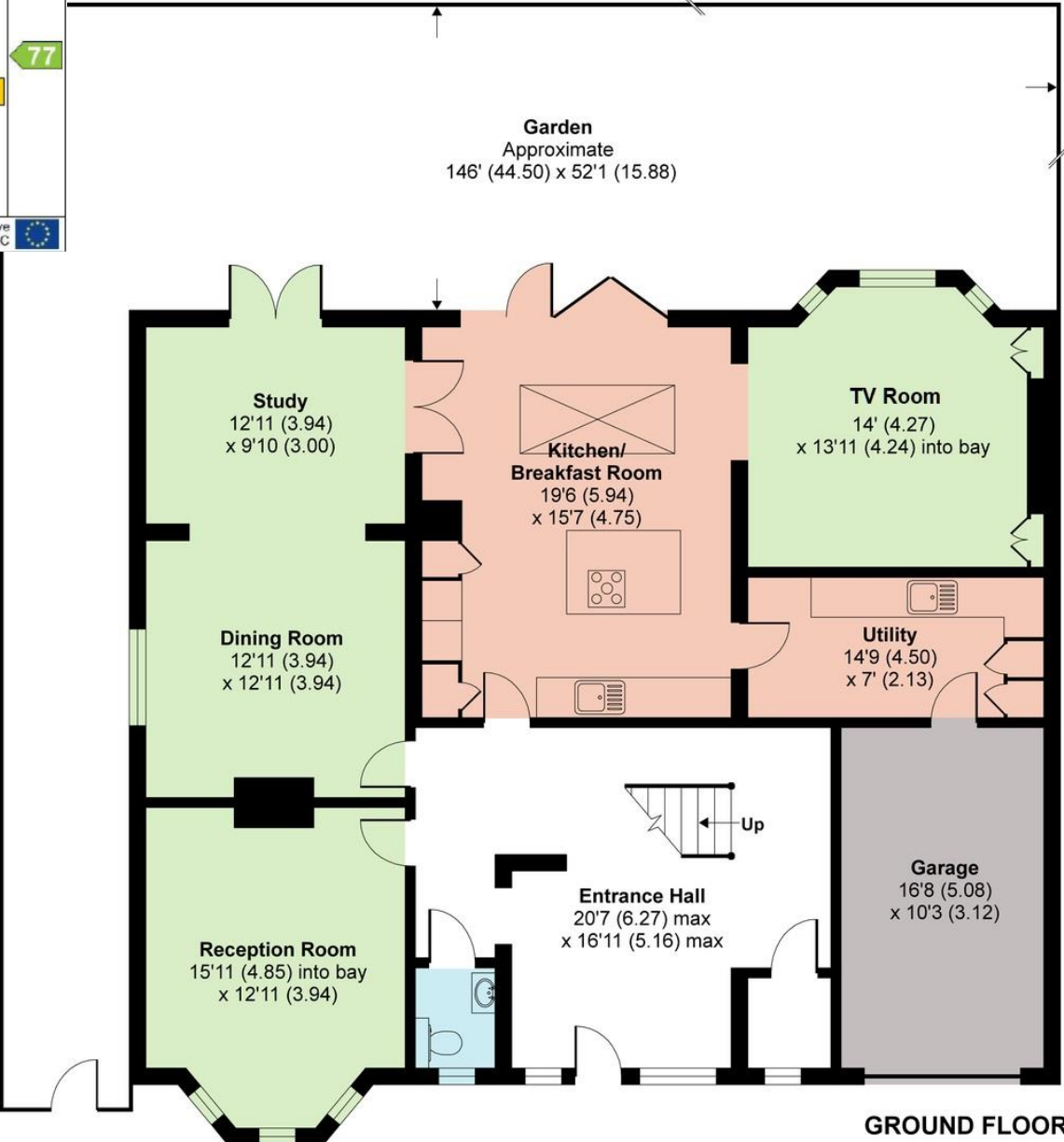
Approximate Area = 2711 sq ft / 251.9 sq m

Garage = 173 sq ft / 16.1 sq m

Total = 2884 sq ft / 267.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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