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Oakridge  
Avenue  
Radlett

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604 321

# Oakridge Avenue, Radlett WD7 8EN

A substantial 5 bedroom detached family home offering spacious and well-presented accommodation, situated at the end of one of Radlett's premier private roads, close to greenbelt countryside.

The ground floor comprises 2 reception rooms, study and 44' kitchen/diner/family room which leads into a dining room/conservatory. Additionally, there is a utility room which in turn leads to an integral garage.

To the first floor is the principal bedroom with an en suite bathroom/shower room, with a further 4 bedrooms and family bathroom.

Externally, to the rear is a superb 100' south facing garden, with a single garage to the front.

Location: Oakridge Avenue's primary location allows it to enjoy excellent local transport links. The area is also home to a host of extremely reputable educational facilities with Radlett Prep, Edge Grove, Aldenham School and HABS all in close proximity to the property.













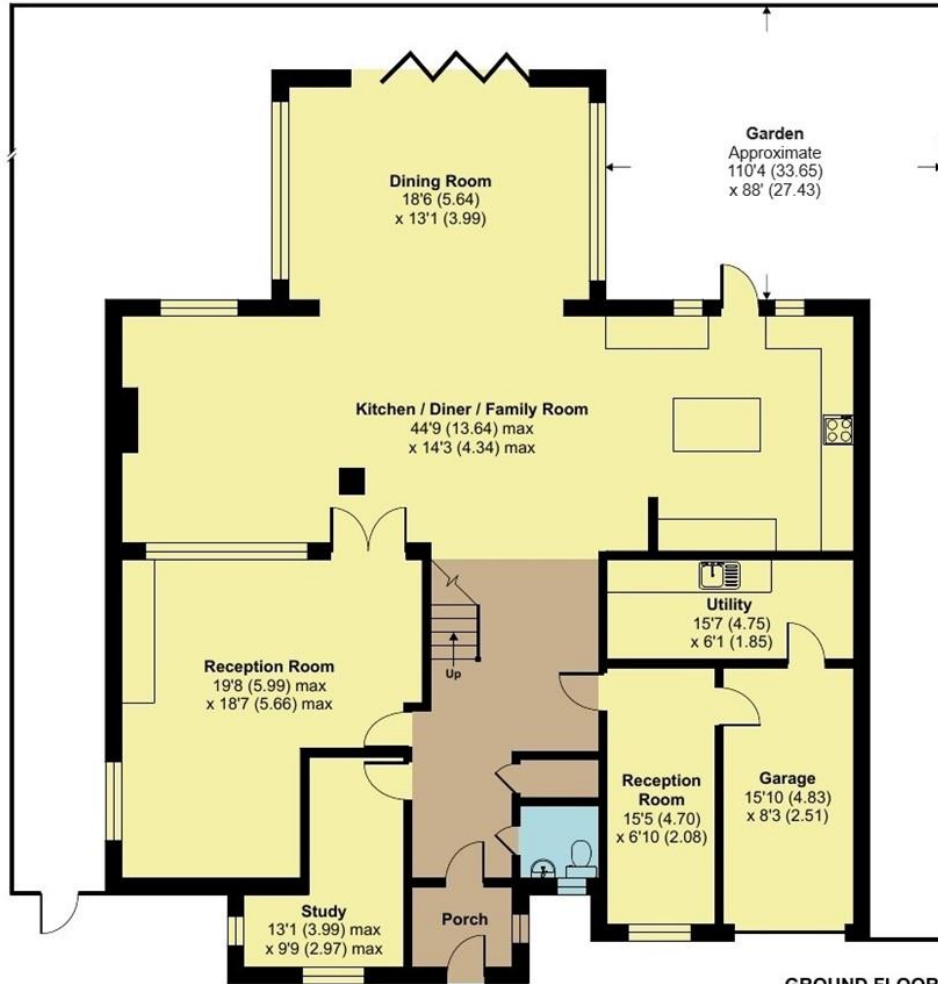








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

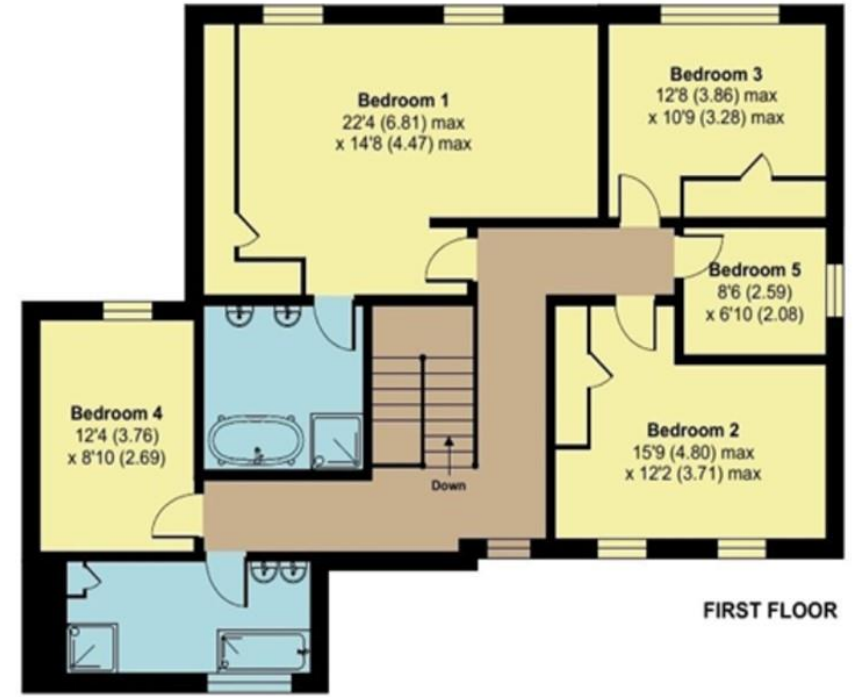


GROUND FLOOR

## Oakridge Avenue, Radlett, WD7

Approximate Area = 3151 sq ft / 292.7 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR

Local Authority:  
Hertsmere Borough Council  
Council Tax Band: H  
FREEHOLD

**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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RADLETT**

50 Watling Street  
Radlett

Herts WD7 7NN

01923 604 321

[radlett@statons.com](mailto:radlett@statons.com)

