



Dellfield Close

Radlett WD7

5 Dellfield Close, Radlett WD7 8LS

Built in 1969 and offered to the market for the first time, this well-proportioned four-bedroom detached family home occupies a desirable corner plot on a sought-after cul-de-sac in Radlett.

The property offers approximately 1,823 sq ft (170 sq m) of accommodation, excluding the detached garage, and presents an excellent opportunity for a purchaser looking to modernise and personalise a substantial family home.

The accommodation is arranged over two floors and comprises four bedrooms, two bathrooms & downstairs cloakroom, a well-proportioned lounge/dining room, kitchen/breakfast room, study and utility room and a large loft space. The property is complemented by an enclosed rear garden, wrap-around frontage and a detached double garage, providing excellent outside space and generous ancillary accommodation.

Offered chain free, the house represents an increasingly rare opportunity to acquire a long-held family home in a desirable Radlett location, with scope to update and enhance to individual requirements.

A significant further benefit is the approved planning permission to substantially extend and remodel the property, creating approximately 4,161 sq ft (386 sq m) of accommodation. The consented scheme would transform the house into a five-bedroom, four-bathroom family home, providing a substantial increase in both living and bedroom accommodation. This offers a purchaser the opportunity to undertake a comprehensive enlargement and modernisation project, subject to the approved planning consent and its conditions, creating a sizeable contemporary family residence while retaining the property's established corner-plot setting.

The location is equally appealing, with the property positioned within easy reach of Radlett's excellent range of local amenities, highly regarded schools including Radlett Preparatory School, Haberdashers' Boys' and Girls' Schools and Aldenham School, as well as healthcare facilities, shops, restaurants and everyday services. There are numerous walking routes, bridlepaths and areas of open countryside nearby, providing excellent opportunities for walking, cycling and enjoying the surrounding green space. Radlett High Street offers a wide range of shopping and dining options, with larger shopping facilities including Costco also within easy reach. Transport connections are excellent, with Radlett station approximately a 10–15 minute walk away, providing fast and direct services into Central London, while a bus stop is conveniently located at the end of the road. The area also benefits from easy access to the wider road network with easy access to the M25 & M1, making this an attractive location for both commuters and families.





























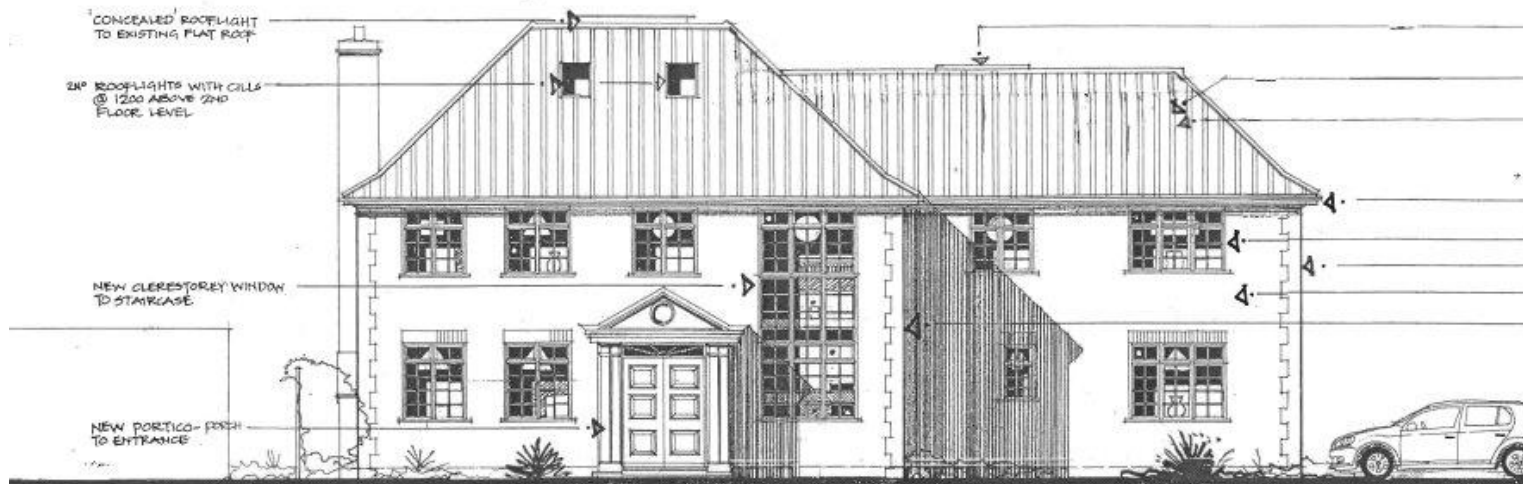






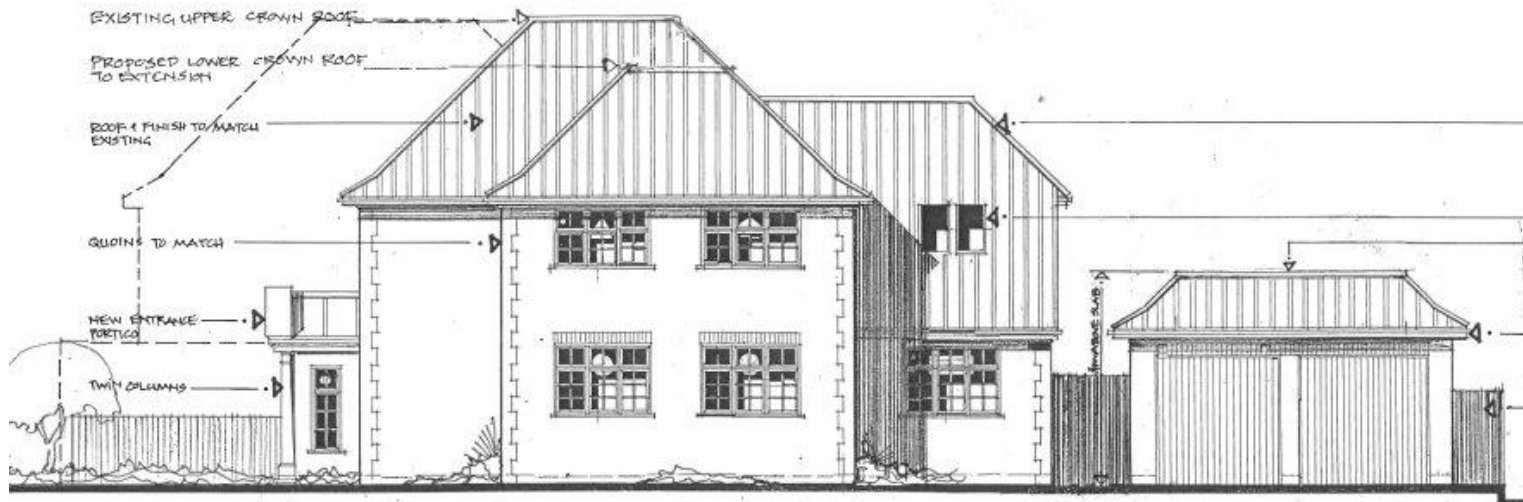


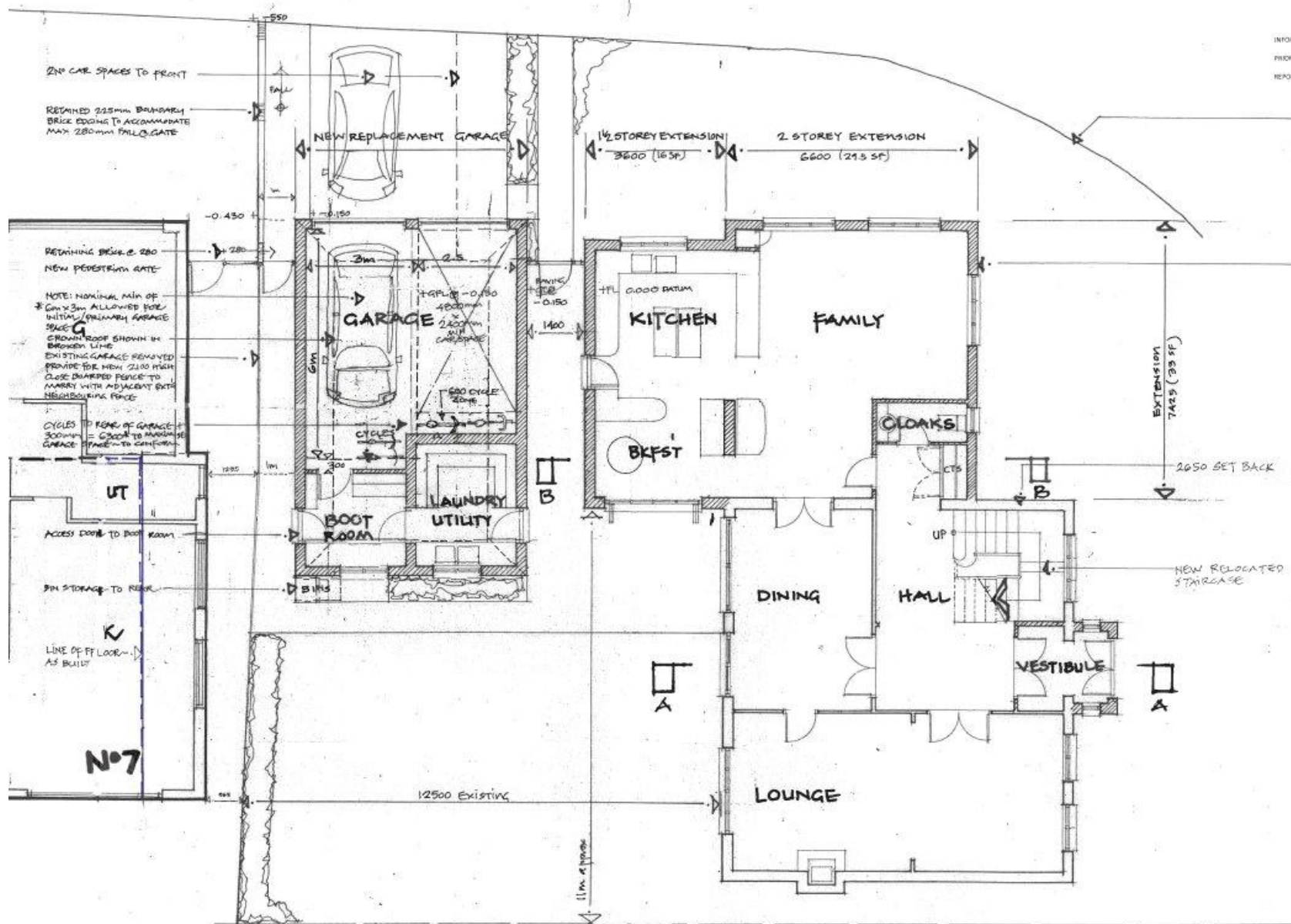
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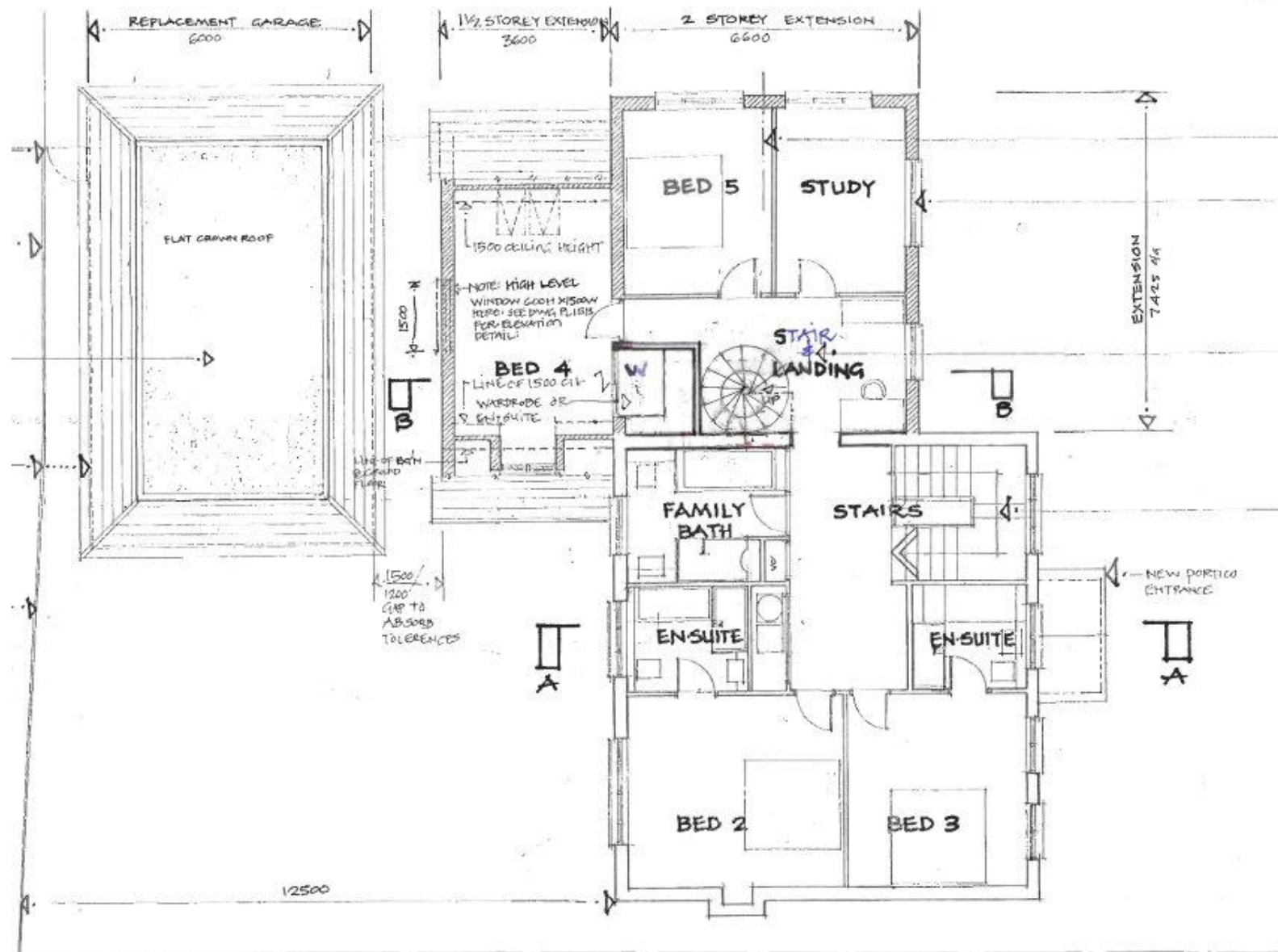
2 STOREY EXTENSION
HAVING 2.6m SET BACK + LOWER CROWN
ROOF TO REcede IN PERSPECTIVE

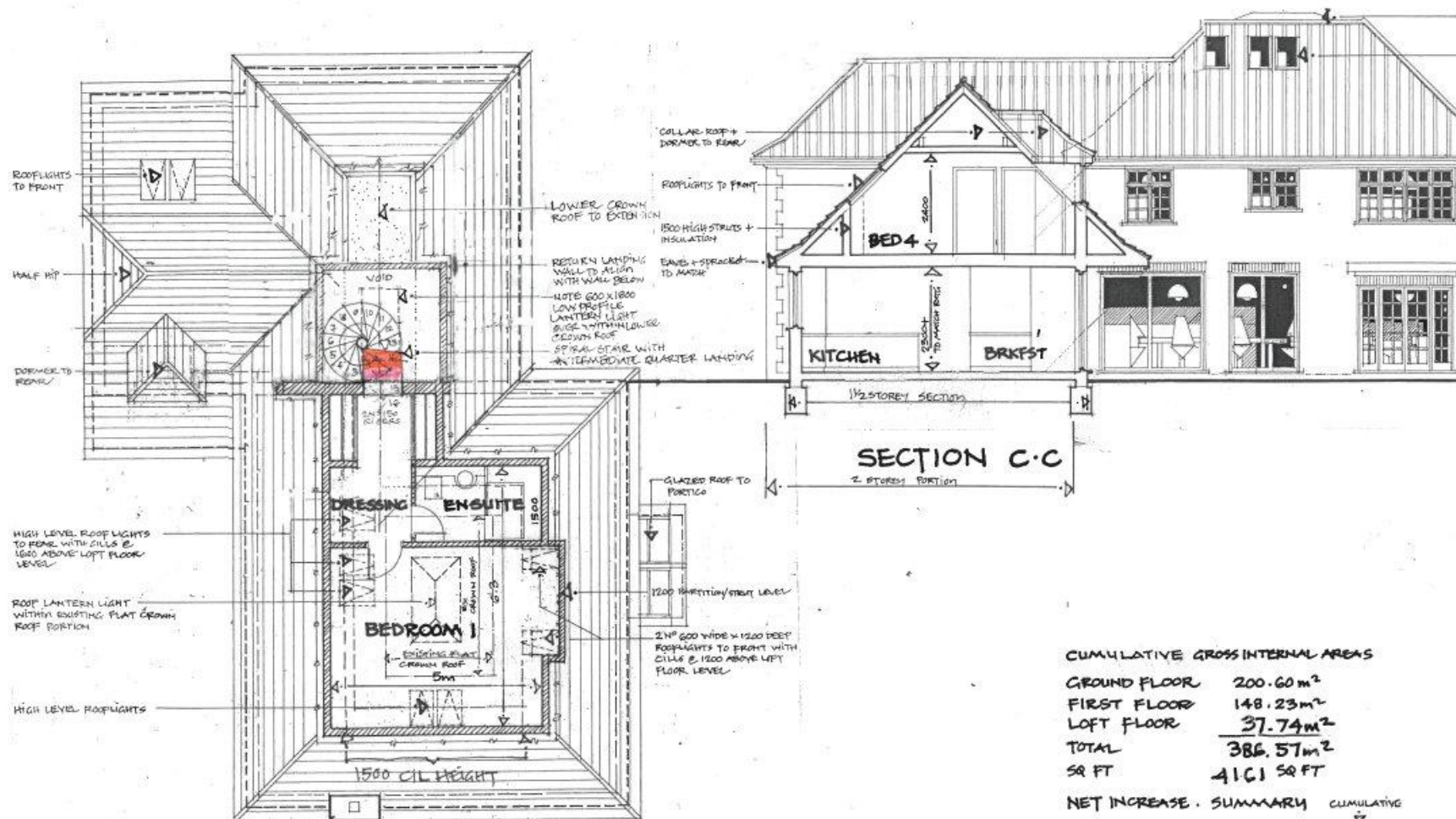
FRONT · NORTH EAST ELEVATION





GROUND FLOOR PLAN





CUMULATIVE GROSS INTERNAL AREAS

GROUND FLOOR	200.60m ²
FIRST FLOOR	148.23m ²
LOFT FLOOR	37.74m ²
TOTAL	386.57m ²
SQ FT	4161 SQ FT

NET INCREASE	SUMMARY	CUMULATIVE
GROUND FLOOR	117.08m ²	117.08m ²
FIRST FLOOR	60.36m ²	177.44m ²
LOFT FLOOR*	37.74m ²	215.18m ² G.I.A



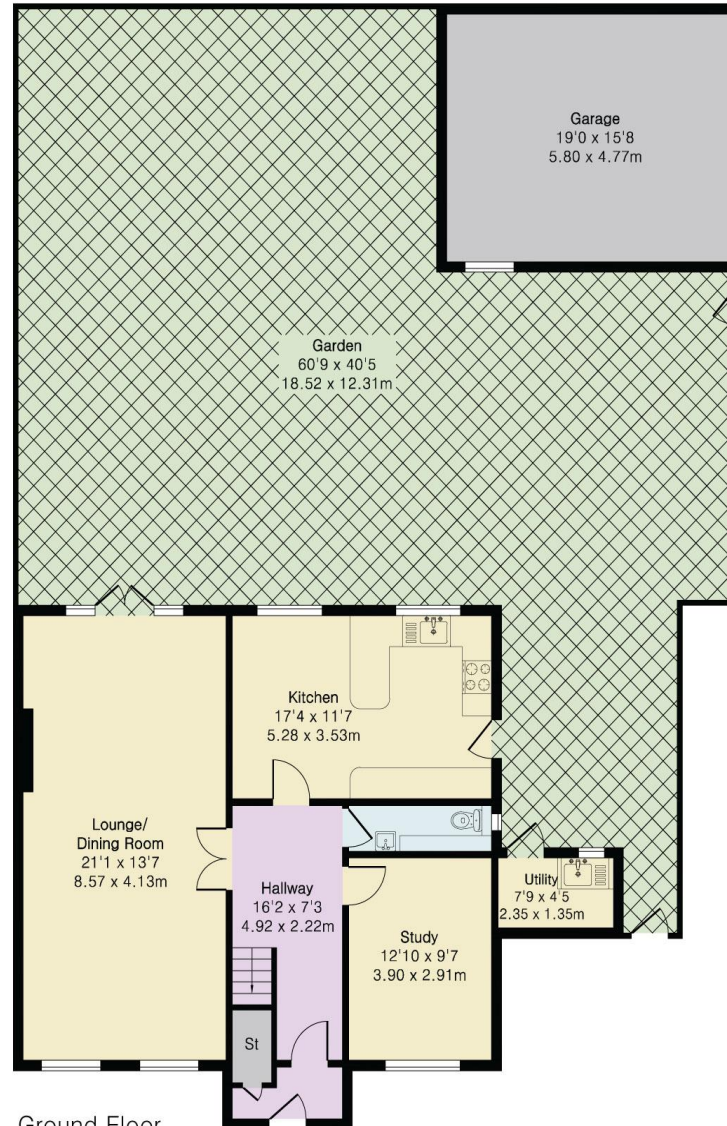
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 1823 sq ft - 170 sq m (Excluding Garage)

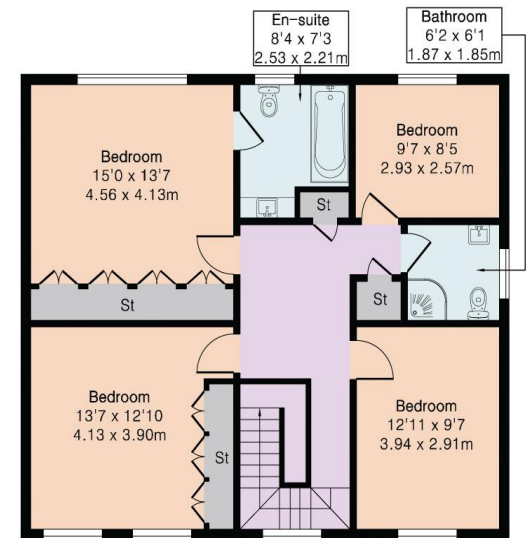
Ground Floor Area 943 sq ft – 88 sq m

First Floor Area 880 sq ft – 82 sq m

Garage Area 298 sq ft – 28 sq m



Ground Floor



First Floor

Local Authority: Hertsmere
Council Tax Band: G
Tenure: 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.

