



Williams Way

Radlett WD7

12 Williams Way, Radlett WD7 7EZ

Exceptional Family Home in Sought-After Radlett Location

Being offered Chain Free is this impressive and beautifully presented four-bedroom detached family home, occupying a generous private plot on one of Radlett's most desirable roads. Offering an exceptional combination of spacious accommodation, excellent family living space and a superb secluded garden, this outstanding property is ideally suited to a growing family.

The ground floor is approached via a generous entrance porch, leading into an exceptionally spacious entrance hall. There are two substantial reception rooms, providing excellent flexibility for both formal entertaining and relaxed family life, together with a bright and spacious kitchen/breakfast room overlooking and opening directly onto the rear garden. The kitchen is complemented by a separate utility room, while a dedicated study and guest cloakroom complete the ground floor.

Upstairs, a particularly spacious landing provides access to the principal bedroom, which benefits from a walk-in dressing room and contemporary en-suite bathroom. There are three further bedrooms, including two generous doubles, with two of the bedrooms enjoying access to a Jack and Jill bathroom. An airing cupboard provides additional practical storage.

Outside, the property is particularly impressive. The rear garden extends to approximately 150ft and enjoys a wonderful sense of privacy and seclusion. Predominantly laid to lawn and beautifully established, it features mature trees, well-stocked borders, shrubs and plants, together with a paved patio area ideal for outdoor entertaining. A versatile detached annexe with an en-suite shower room offers excellent additional space and could be used as a home office, gym, guest accommodation or fifth double bedroom. There is also a double-length covered car port and useful storage shed.

To the front, the property enjoys a generous private frontage with a large block-paved driveway, providing ample off-road parking for multiple vehicles.

Situated on a highly sought-after road in Radlett, the home is exceptionally well placed for families, with excellent local schooling, amenities and transport connections all within easy reach. Porters Park Golf Club and Radlett Station are both conveniently accessible from the property, further enhancing its appeal and convenience. Combining substantial living accommodation, outstanding outside space and a prestigious location, this is a truly exceptional family home.















































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority:
Hertsmere
 Council Tax Band: **G**
 Tenure: **Freehold**

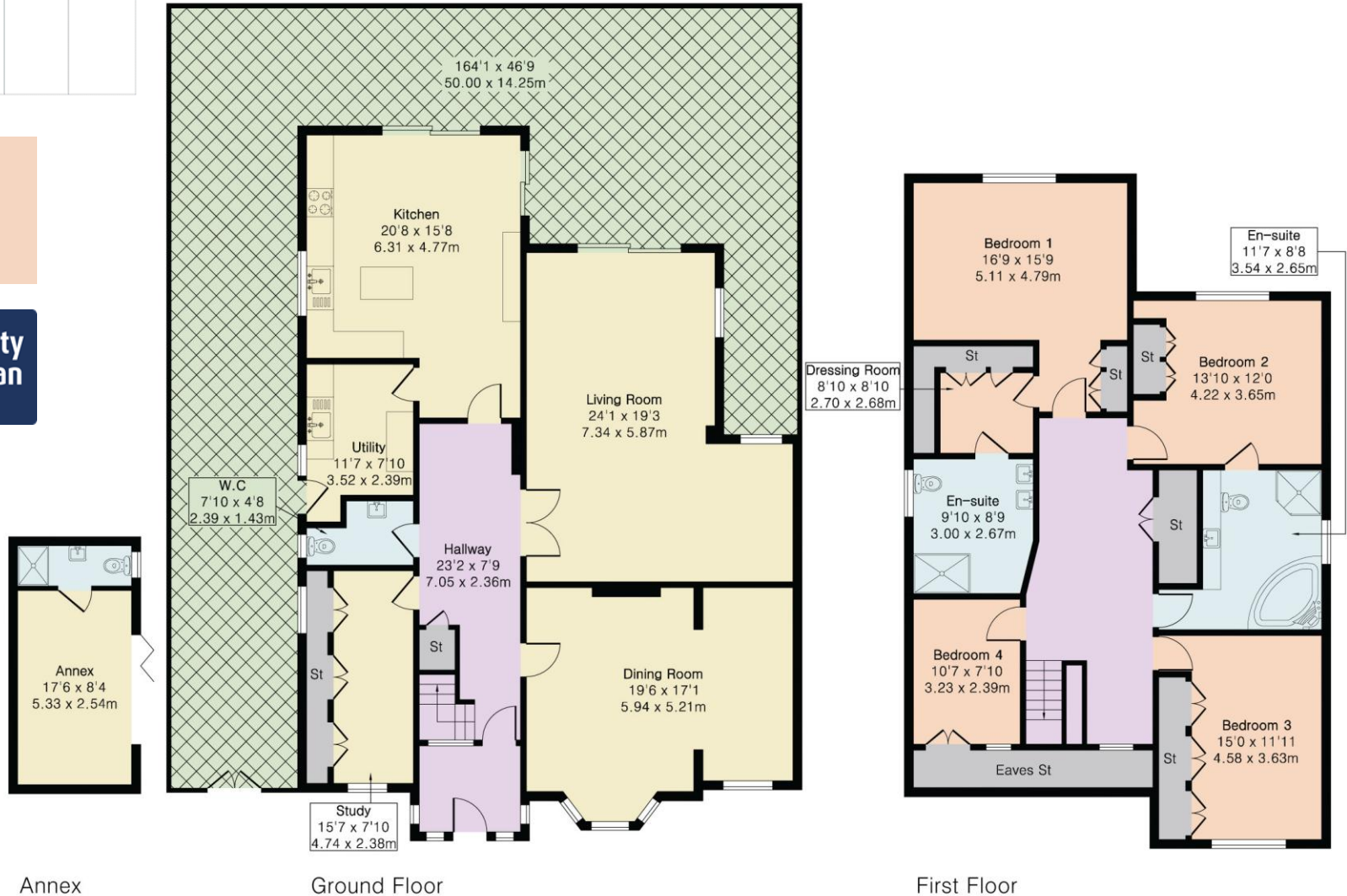


Approximate Gross Internal Area 2813 sq ft - 261 sq m

Ground Floor Area 1480 sq ft – 137 sq m

First Floor Area 1187 sq ft – 110 sq m

Annex Area 146 sq ft – 14 sq m



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.

