



Newlands Avenue, Radlett, WD7 8EL  
Guide Price £3,950,000 Freehold

Council Tax Band H

**REAL ESTATES**  
Est. 1981

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Real Estates are delighted to showcase this DETACHED family home set in a premier position on the prestigious Newlands Avenue in Radlett. Offering approximately 4,500 total square footage across a vast plot which includes a SWIMMING POOL and TENNIS COURT, this sizeable property is presented in excellent condition throughout, having been immaculately kept by the current owners.

Upon entry through the central hallway, fitted with storage cupboard and guest WC, the main reception areas are situated on the left side of the house, with a spacious double-width living room featuring high ceilings leading into a further lounge. The open plan kitchen diner occupies the back of the home, with sliding doors opening onto the beautifully maintained PATIO and GARDEN, along with wooden built PERGOLA. The right side of the ground floor provides a large study, utility room, spare bedroom with en-suite and separate LARGE SINGLE GARAGE.

To the first floor, there are three substantial bedrooms off the main landing, including the principal bedroom with en-suite shower and walk-in-wardrobe. There is a modern bathroom as well as an en-suite WC attached to the second bedroom. The loft has been cleverly converted via a curved staircase to produce two additional double bedrooms, each with fitted cupboards whilst sharing a split WC and shower.

Ashridge benefits from a wide and deep frontage, allowing a PRIVATE CARRIAGE DRIVEWAY for several cars. At the rear, a newly constructed POOL HOUSE with shower room and store, currently setup as a gym, sits at one end of the pool decking and directly next to the court entrance.

Newlands Avenue is just a short walk from the High Street and Radlett Thameslink Station. Nearby sport facilities include golf courses and a squash/tennis club, whilst top local schools include Haberdashers, Edge Grove and Aldenham. There are a plethora of close by village pubs and country walks too. SOLE AGENT





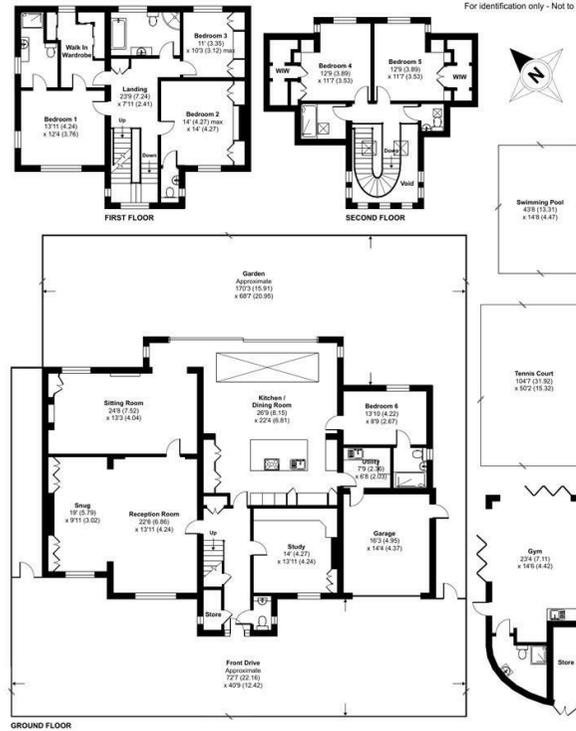
# Ashridge, Newlands Avenue, Radlett, WD7

Approximate Area = 4049 sq ft / 376.1 sq m (includes garage and excludes void)

Gym / Store = 453 sq ft / 42.1 sq m

Total = 4502 sq ft / 418.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1360782

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	59	67
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

