





## Loom Lane, Radlett

WD7 8BP

Accessed via a private road off of Loom Lane and set behind electric gates 'Kendal's Cottage' is a stylish recently constructed contemporary home of approx. 4500 square feet set on a plot of 0.6acre. The ground floor accommodation comprises of a stunning entrance hall leading to the principle rooms which are a study, cinema room, formal drawing room, kitchen/family/conservatory, utility room and downstairs cloakroom.

Accommodation on the first floor is accessed by a bespoke sweeping walnut staircase to the landing with stunning front views over the greenbelt fields, four bedrooms three with ensuite bathrooms and a family bathroom. The master suite includes a bespoke fitted dressing area as well as spiral staircase leading to a separate dressing room. The master suite together with bedroom two also enjoy their own balconies purposely designed to take in the stunning views.

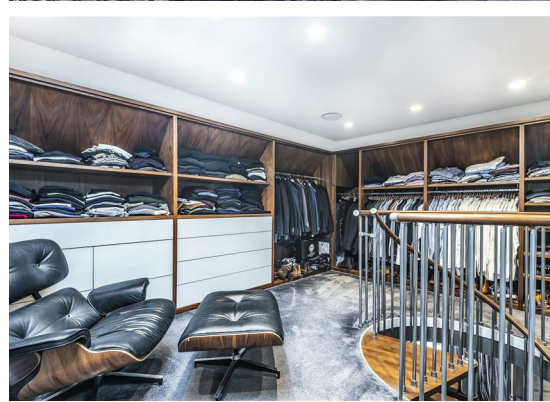
Externally 'Kendal's Cottage' benefits from a landscaped garden an outdoor swimming pool and changing facilities as well as detached double width garage with storage behind.

### Location:

Radlett and the surrounding area are renowned for its excellent choice of schools, both in the state and private sector while excellent transport links are all within easy reach, including the M25, M1 and A1(M). The house is a short drive to Radlett village with its mainline Thameslink station offering a fast service into London St Pancras (approx. 27 mins), and the 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.







**Entrance Hall**

**Study**

17'8" x 9'6" (5.41 x 2.92)

**Cloakroom**

**Cinema Room**

17'8" x 12'9" (5.41 x 3.89)

**Drawing Room**

20'8" x 17'8" (6.32 x 5.41)

**Kitchen/Breakfast Room**

41'2" x 17'10" (12.57 x 5.44)

**Conservatory**

17'8" x 4'11" (5.41 x 1.50)

**First Floor Landing**

**Master Bedroom**

17'10" x 15'10" (5.46 x 4.83)

**Dressing Room**

17'7" x 7'1" (5.36 x 2.18)

**EnSuite Bathroom**

**Second Floor Dressing Room**

16'7" x 13'5" (5.08 x 4.11)

**Bedroom Two**

18'0" x 12'4" (5.49 x 3.78)

**EnSuite Showeroom**

**Bedroom Three**

17'10" x 10'0" (5.44 x 3.05)

**Ensuite Showeroom**

**Bedroom Four**

13'10" x 10'11" (4.22 x 3.35)

**Rear Garden**

125'11" x 105'11" (38.40 x 32.30)

**Pool House**

12'0" x 9'8" (3.66 x 2.95)

**Double Garage**

21'3" x 20'8" (6.48 x 6.30)

**Storage**

21'7" x 5'6" (6.60 x 1.68)

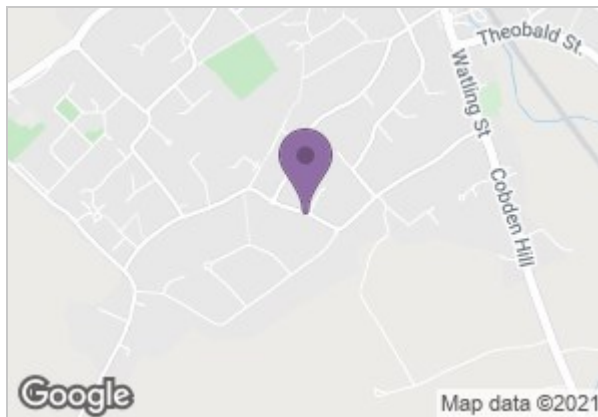




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## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient (new housing only)	A+	Very environmentally friendly (new CO <sub>2</sub> emissions)	A+
Energy efficient	A	Environmentally friendly	A
Decent	B	Decent	B
Needs improvement	C	Needs improvement	C
Below average	D	Below average	D
Energy inefficient	E	Energy inefficient	E
Very energy inefficient	F	Very energy inefficient	F
Very energy inefficient (new housing only)	G	Very energy inefficient (new CO <sub>2</sub> emissions)	G
England & Wales		England & Wales	
EPC Display		EPC Display	

## Viewing

Please contact our Fresco Residential Office on 01923 589400 if you wish to arrange a viewing appointment for

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## Floor Plan

### Watling Street, Radlett, WD7

APPROX. GROSS INTERNAL FLOOR AREA 4493 SQ FT 417.3 SQ METRES  
(INCLUDES GARAGE / EXCLUDES WORKSHOP & POOL HOUSE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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