

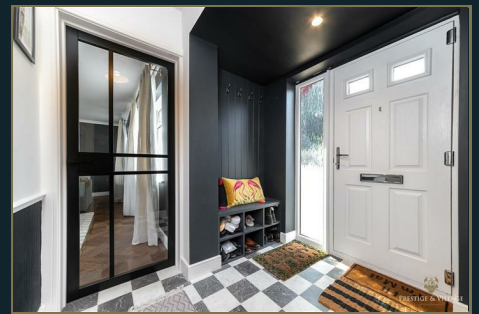


PRESTIGE & VILLAGE

UK's finest properties



PRESTIGE & VILLAGE



COBDEN HILL, RADLETT, WD7 7JL

Prestige and Village are proud to present this exceptional four-bedroom detached house situated on the charming Cobden Hill in the picturesque village of Radlett. Beautifully renovated to an impressive standard, this residence beautifully marries modern living with timeless elegance.

Upon arrival, you will be greeted by a spacious driveway, offering ample parking for both residents and guests. The entrance hall, adorned with elegant tiles, leads you through crittall doors to a welcoming family room and a generously sized living room, which boasts stunning wooden floors. The ground floor benefits from underfloor heating, ensuring a warm and inviting atmosphere throughout.

At the heart of this home lies a beautifully designed kitchen, featuring shaker-style cabinetry and integrated appliances. A delightful banquette seating area, complete with built-in storage, provides an ideal space for family meals or casual gatherings, making it the perfect hub for daily life.

The well-thought-out layout includes three spacious double bedrooms, each equipped with built-in storage to maximise space and functionality. Additionally, a versatile single bedroom offers flexibility, serving as a guest room, home office, or study, depending on your needs. The living areas are further enhanced by elegant crittall-style doors that seamlessly connect the interior with the outdoors, allowing natural light to flood the space.

OFFERS IN EXCESS OF £1,100,000

COBDEN HILL , RADLETT, WD7 7JL



- Fabulous 4 Bedroom Family Home
- Impressive Spacious Reception Room
- Crittall Style Internal Doors
- Easy walking distance to Radlett Town Centre and Thameslink train station
- Beautifully RENOVATED throughout by current owners
- Separate Family Room
- Private Driveway with parking for several vehicles
- Underfloor heating throughout Ground Floor
- Kitchen Family Lifestyle Room with Dedicated Dining area
- Excellent transport links to London & Motorway. Close to Highly Regarded Schools

Entrance Hall

Entrance Hall featuring Crittall Doors Leading to the Family Room and Living Room, with space for coat hanging and shoes. Tiled flooring throughout.

Family Room

12 x 11'10" (3.66m x 3.61m)
Family Room with Crittall Doors leading to the Entrance Hall and convenient access to the Kitchen.

Living Room

17'8" x 16'7" (5.38m x 5.05m)
Elegant Dual Aspect Living Room with French Doors Opening onto Garden Terrace

Kitchen

14'1" x 11'4" (4.29m x 3.45m)
Stunning fitted kitchen featuring a central island with breakfast bar, a butler sink, shaker-style cabinetry, and integrated appliances.

Dining Room

9'3" x 8'11" (2.82m x 2.72m)
Dining Area with banquette seating and built-in storage, with doors leading to the terraced patio area.

Guest WC

Exquisite panelled guest WC.

Principal Bedroom

12'5" x 12' (3.78m x 3.66m)
Principal bedroom suite with fitted mirrored wardrobes and engineered wood flooring.

En-Suite - Principal Bedroom

11'6" x 3'2" (3.51m x 0.97m)
Ensuite shower room featuring a double sink, shower, and luxurious fittings.

Bedroom 2

14'1" x 11'5" (4.29m x 3.48m)

Bedroom 3

12'0" x 12'11" (3.66m x 3.94m)

Bedroom 4

12'11" x 5'10" (3.96m x 1.80m)

Family Bathroom

Family bathroom featuring a separate shower and bath.

Separate WC

Front Driveway

Private Driveway Offering Off-Street Parking for several vehicles

Rear Garden

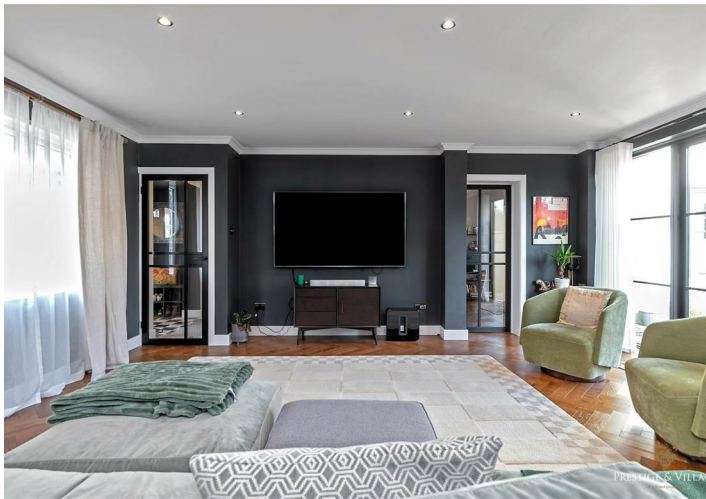
44'11" x 34'9" (13.7m x 10.6m)
Relaxing patio area overlooking the lawn. There is a generous storage space beneath the property, accessible from the garden. This area provides 2.5m x 2.8m of practical storage for garden furniture and tools.



Directions

The property is situated in this highly desirable location and is within close proximity to the excellent amenities of Radlett High Street with its many shops, restaurants, places of worship and Radlett mainline station which provides a fast service into London St Pancras in under half an hour. The property is within easy access to the M1, A1(M) and M25 and the area is also well served by a number of outstanding schools including Haberdashers Aske's for boys and

HERTSMERE
Band F



FLOOR PLAN



Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC