



1, HEATH WAY, RADLETT, WD7 9FG


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UK's finest properties



Situated within the highly regarded Harperbury Park development, this attractive four-bedroom detached residence on Heath Way offers well-balanced modern living in a sought-after Shenley setting. Built by the award-winning five-star developer Bloor Homes, the property combines contemporary design, energy efficiency and practical family accommodation.

The interior is thoughtfully arranged to provide generous and light-filled living spaces, ideal for both everyday family life and entertaining. A spacious dual-aspect living room creates an inviting reception area, while the kitchen/breakfast room extends across the rear of the house, forming the natural heart of the home. A separate utility room and ground floor cloakroom add further convenience.

Upstairs, four well-proportioned bedrooms offer excellent flexibility for growing families. The principal bedroom benefits from an en-suite shower room, complemented by a modern family bathroom serving the remaining bedrooms.

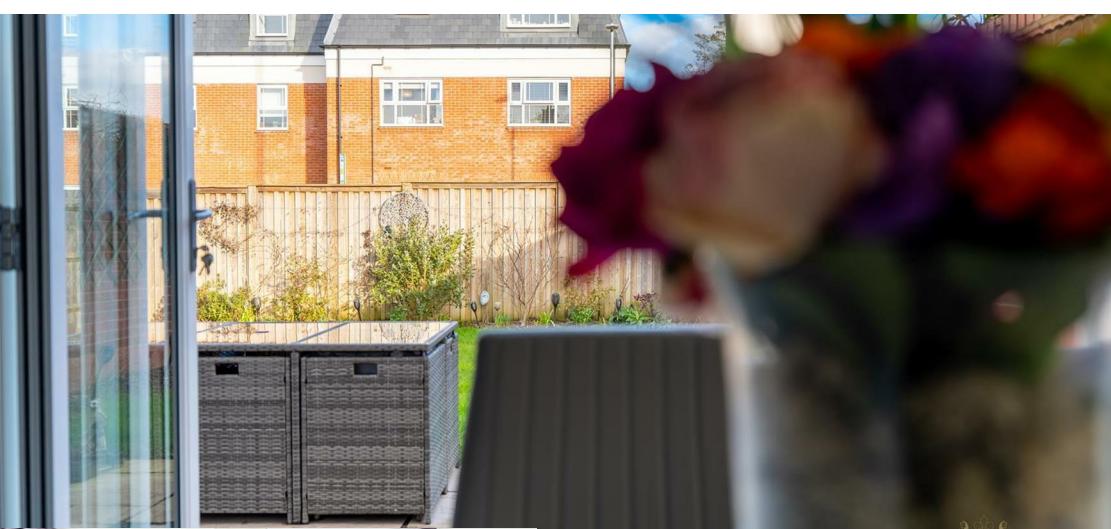
The landscaped rear garden provides a private and manageable outdoor space, well suited to relaxation, children's play or summer entertaining. The property further benefits from a detached garage and private parking.

Extending to approximately 1,225 sq ft of internal accommodation, or 1,419 sq ft including the detached garage, this superb home represents an excellent opportunity to acquire a well-presented detached family residence within one of Shenley's most desirable modern developments.





- Four-bedroom detached family home
- Two bathrooms (including en-suite to principal bedroom)
- Impressive open-plan kitchen / dining / family room
- Separate utility room
- Guest cloakroom
- Separate formal living room
- High energy-efficiency specification (potential energy savings)
- Fully fitted study with built-in desk and storage
- Landscaped rear garden ideal for entertaining
- Detached Garage and Private Driveway for off-street parking for three vehicles





GROUND FLOOR

ENTRANCE HALL

A welcoming hallway with staircase rising to the first floor and access to the principal reception rooms.

UTILITY ROOM

Practical and conveniently located, offering additional storage and space for laundry appliances, with access to the garden.

GUEST WC

Modern ground floor WC.

KITCHEN / BREAKFAST ROOM (6.32M x 3.25M)

20'9" x 10'8" (6.32m x 3.25m)
A bright and spacious open-plan room forming the heart of the home, fitted with modern cabinetry and integrated appliances, with ample space for dining and family seating, and direct access onto the rear garden.

LIVING ROOM

20'9" x 13'4" (6.32m x 4.06m)
A comfortable and well-proportioned reception room, ideal for relaxing or entertaining.

FIRST FLOOR

PRINCIPAL BEDROOM

11'7" x 10'4" (3.54m x 3.16m)
A generous double bedroom with fitted storage and contemporary en-suite shower room.



EN-SUITE

A stylish fitted en-suite shower room serves the principal bedroom.

BEDROOM TWO

10'10" x 9'1" (3.30m x 2.77m)
A spacious double bedroom overlooking the garden.

BEDROOM THREE

9'10" x 9'8" (3.00m x 2.95m)
A comfortable and well-proportioned bedroom, ideal for guests or family use, featuring fitted wardrobes and useful built-in cupboards.

BEDROOM FOUR

9'10" x 8'5" (3.00m x 2.59m)
Currently arranged as a fully fitted home office with built-in desk and bespoke storage units, creating an excellent work-from-home space while retaining flexibility for alternative use if required.

FAMILY BATHROOM

Finished in a modern style and comprising bath, separate shower cubicle, wash basin and WC.

DETACHED GARAGE

OUTSIDE - GARDENS

In addition to the landscaped rear garden, the property benefits from further garden space to the side of the house, offering excellent potential for extension, subject to the necessary planning permissions.





Harperbury Park enjoys a peaceful setting on the edge of Radlett, combining a semi-rural feel with excellent connectivity. Radlett village is just a short drive away and offers a variety of boutiques, cafés, restaurants and everyday amenities, together with Radlett mainline station providing fast services into London St Pancras International in approximately 25 minutes - ideal for commuters. The M25, M1 and A1(M) are all easily accessible, offering convenient links to London.

St Albans
Band F

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
94-100 A	94
85-90 B	80
76-80 C	
67-70 D	
58-60 E	
49-50 F	
40-40 G	

Environmental Impact (CO ₂) Rating	
Very environment friendly - lower CO ₂ emissions	Current Potential
94-100 A	
85-90 B	
76-80 C	
67-70 D	
58-60 E	
49-50 F	
40-40 G	



* For illustration purposes only

GROUND FLOOR
623 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



Total Floor Area (excluding garage): 1,225 sq.ft. (113.8 sq.m.) approx.

Detached Garage: 194 sq.ft. (18.02 sq.m.) approx.

Total Including Garage: 1,419 sq.ft. (131.82 sq.m.) approx.

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.



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