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RADLETT PARK ROAD, RADLETT, WD7 7BQ



A charming Edwardian five-bedroom family home with a 137ft rear garden, ideally located close to Radlett Station and village centre.

Set on a highly desirable residential road just moments from Radlett Village and the mainline station, this attractive Edwardian family home offers approximately 2,464 sq ft of well-arranged accommodation over three floors. The property retains a wealth of original period features including high ceilings, bay windows, fireplaces and picture rails.





- Character Edwardian semi-detached family home
- Approximately 2,464 sq ft of accommodation
- Five double bedrooms over three floors
- Two reception rooms with period features
- Spacious 19 ft kitchen/breakfast room
- Mature 137 ft rear garden
- Short walk to Radlett station and village
- Off-street parking for several vehicles
- Planning permission approved to extend
- Timber summer house / garden outbuilding with potential for home office or gym





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GROUND FLOOR

The ground floor is entered via a welcoming entrance hall which leads to two elegant reception rooms. The living room is bright and spacious with a large bay window and feature fireplace, while the formal dining room overlooks the rear garden and enjoys French doors opening onto the terrace, making it ideal for entertaining.

To the rear of the property is a generous kitchen/breakfast room measuring almost 20 ft, fitted with a range of wall and base units and providing ample space for everyday family living. A downstairs WC with utility area completes the ground floor accommodation.

ENTRANCE HALL

LIVING ROOM

16'1" x 15'0" (4.90m x 4.57m)

DINING ROOM

14'9" x 13'0" (4.50m x 3.96m))

KITCHEN / BREAKFAST ROOM

19'9" x 10'11" (6.02m x 3.33m))

UTILITY AREA / WC



FIRST FLOOR

On the first floor, a spacious landing leads to four well-proportioned double bedrooms together with a family bathroom.

BEDROOM ONE

15'0" × 13'0" (4.57m × 3.96m)

BEDROOM TWO

15'9" × 12'11" (4.80m × 3.94m)

BEDROOM THREE

12'6" × 10'11" (3.81m × 3.33m)

BEDROOM FOUR

11'0" × 10'10" (3.35m × 3.30m)

FAMILY BATHROOM

SECOND FLOOR

The second floor provides a further large double bedroom suite, together with a shower room and extensive storage areas, creating an ideal guest or teenager's suite.

BEDROOM FIVE / GUEST BEDROOM

15'1" × 14'8" (4.60m × 4.47m)

STORAGE

22'0" × 6'7" (6.71m × 2.01m)

STORAGE

9'3" × 9'0" (2.82m × 2.74m)

OUTSIDE





GARDEN

Outside, the property enjoys a wonderful mature rear garden extending to approximately 137 ft, mainly laid to lawn with established planting and a timber summer house / garden outbuilding. Planning permission has also been granted to extend the property, offering exciting potential to further enhance the accommodation.

SUMMER HOUSE / GARDEN OUTBUILDING 12'6" x 9'11" (3.81m x 3.02m)

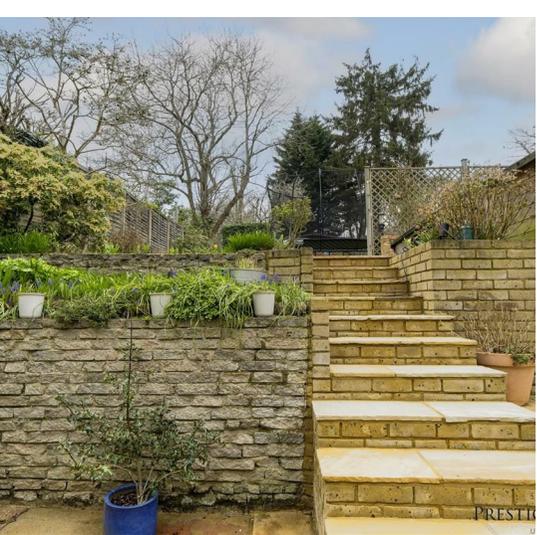
FRONT GARDEN/DRIVEWAY

The front of the property provides off-street parking for several vehicles, along with convenient side access to the rear garden.





A charming and substantial Edwardian five-bedroom semi-detached family home, ideally located on a highly sought-after private road just moments from Radlett Village and Mainline Station. Offering approximately 2,464 sq ft of beautifully arranged accommodation over three floors, the property retains a wealth of original period features including high ceilings, bay windows, fireplaces and picture rails, while enjoying a large mature rear garden and off-street parking.





Outside

The property enjoys a wonderful mature rear garden extending to approximately 137 ft, mainly laid to lawn with patio areas and established planting.

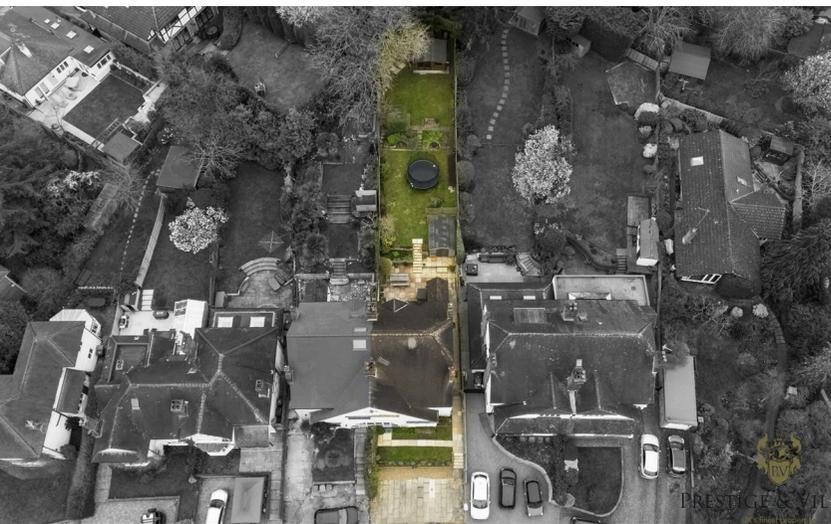
At the end of the garden sits a detached summer house currently used as a gym, which could equally serve as a home office or studio.

To the front of the property there is off-street parking for several vehicles and side access to the rear garden.

Planning permission has also been approved for further extension, offering excellent potential to create a larger kitchen/family space or additional accommodation.



Radlett Park Road is a highly regarded residential location conveniently positioned within easy walking distance of Radlett's vibrant village centre and Thameslink station, which provides fast services into London St Pancras in approximately 25 minutes. The area is particularly popular with families due to its excellent schooling options including Newberries Primary School, St John's C of E Infant & Nursery School, Fair Field Junior School, and Radlett Lodge School, together with several well-regarded independent schools nearby. Radlett also offers a fantastic selection of restaurants, cafés and boutiques, while the M1, M25 and A1(M) motorway network are all easily accessible.



**HERTSMERE
Band G**

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(1-40) G			(1-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		84 <small>82</small>	England & Wales <small>EU Directive 2002/91/EC</small>		

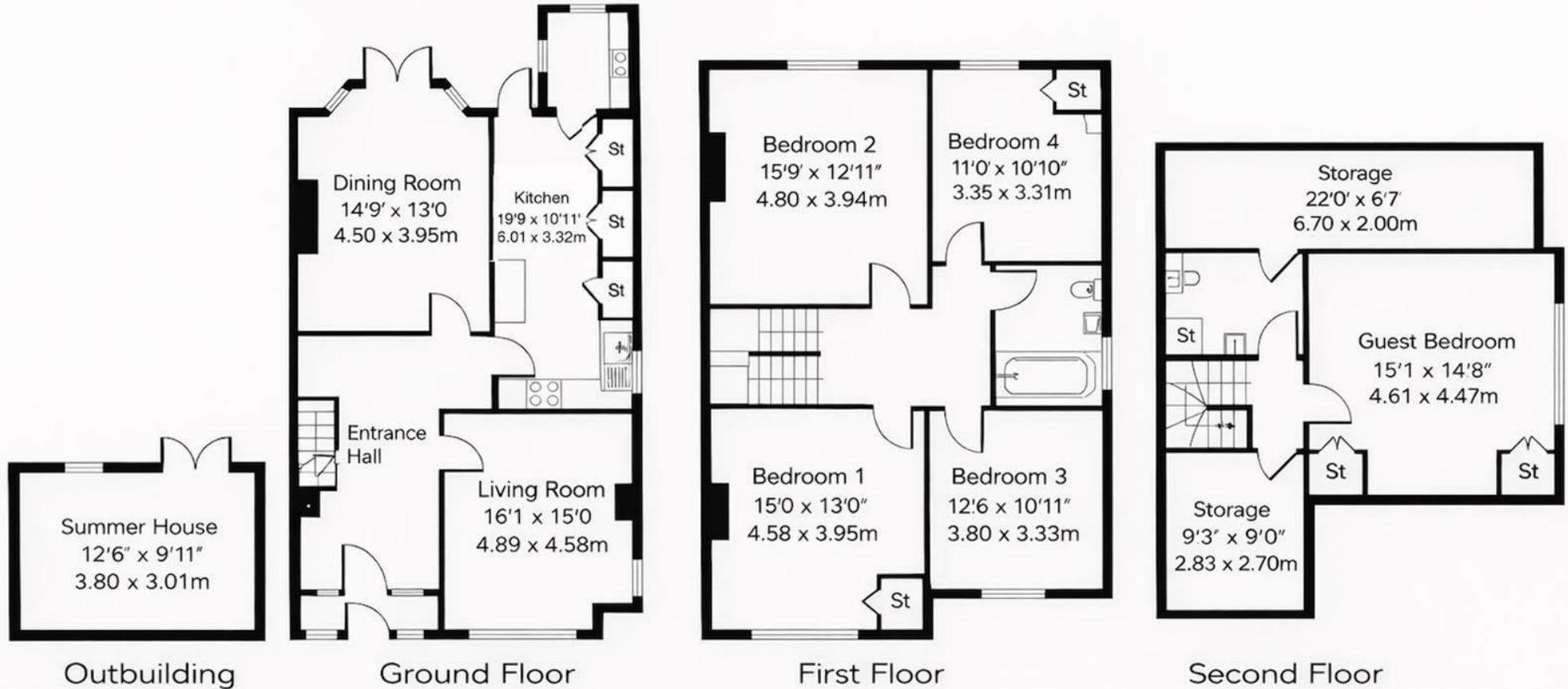
Approximate Gross Internal Area. 2464 sq ft – 228 sq m

Ground Floor Area 941 sq ft – 87 sq m

First Floor Area 836 sq ft – 78 sq m

Second Floor Area 564 sq ft – 52 sq m

Outbuilding Area 123 sq ft – 11 sq m



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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