



**PRESTIGE & VILLAGE**  
UK's finest properties

1, THE DRIVE, RADLETT, WD7 7DA



This stunning detached family home has been meticulously refurbished and extended, showcasing the exceptional design and craftsmanship of its current owners.

Approaching 3,500 sq. ft., the property offers outstanding living and entertaining spaces throughout the ground floor, with multiple rooms enjoying direct access to the beautifully landscaped garden, creating a seamless connection between indoor and outdoor living.

The ground floor features a contemporary 33ft open-plan kitchen and breakfast room with bi-folding doors leading to the rear terrace, a spacious family room, and a large dining/living area with sliding doors to the garden. A home office, gym/studio/bedroom with en-suite shower room (ideal for guests or an au pair), and a stylish downstairs WC complete this impressive level.

Upstairs, the principal bedroom suite offers a luxurious retreat, with a walk-in dressing room and a beautifully appointed en-suite bathroom. There are three further double bedrooms, two with their own en-suites, plus a modern family bathroom.

Externally, the property benefits from ample off-street parking for several vehicles and a mature, secluded rear garden providing a private haven for relaxation or entertaining.

Planning permission has been granted for a further bedroom and en-suite, extending the accommodation to over 4,000 sq. ft. if desired.





- Premier road location
- Detached family home
- Five bedrooms, Five bathrooms
- Private, secluded rear garden
- Off-street parking for up to seven cars
- Beautifully designed interiors
- German kitchen with Miele appliances
- Underfloor heating in some areas & full CCTV system
- Home office, gym & utility room
- Planning permission to extend to approx. 4,000 sq ft





## GROUND FLOOR

### ENTRANCE HALL

An impressive entrance with soaring ceilings and a striking chandelier that defines the home's sense of luxury.

### GUEST CLOAKROOM

Contemporary and immaculately presented with designer fittings and elegant tiling.

### KITCHEN / BREAKFAST ROOM

33'6" x 14'10" (10.22m x 4.53m)  
A breathtaking 33ft open-plan kitchen with a substantial central island, Miele appliances, skylights, and bi-fold doors opening to the terrace.

### SITTING ROOM

17'3" x 12'4" (5.28m x 3.76m)  
An elegant reception room with a feature fireplace, fitted media display unit, and bi-fold doors leading to the garden.

### DINING/LIVING ROOM

29'10" x 20'1" (9.10m x 6.13m)  
A stunning open-plan entertaining space with six-panel bi-fold doors, bespoke display units, and skylights flooding the room with natural light.

### UTILITY

6'9" x 6'6" (2.06m x 1.98m)  
Well-equipped with fitted cabinetry, sink, and space for laundry appliances.

### OFFICE

15'1" x 13'9" (4.60m x 4.19m)  
A peaceful, garden-facing study with excellent natural light and space for multiple workstations.

### GYM/STUDIO/BEDROOM 5

12'4" x 8'10" (3.76m x 2.71m)  
A versatile space ideal for a gym, guest suite, or au-pair accommodation, complete with a modern shower room.

## FIRST FLOOR

## BEDROOM 1

26'1" x 13'9" (7.97m x 4.21m)  
A luxurious double bedroom with bespoke fitted wardrobes, a separate walk-in dressing room (which could be used as a fifth bedroom).

## BEDROOM 1 - EN-SUITE

A beautifully appointed en-suite bathroom.

## FAMILY BATHROOM

## BEDROOM 2

16'4" x 14'0" (4.99m x 4.28m)

## SECOND FLOOR

## BEDROOM 3

19'2" x 13'1" (5.86m x 4.00m)  
A spacious top-floor bedroom with dormer windows, sleek fitted storage,

## BEDROOM 3 - EN SUITE

Contemporary en-suite shower room.

## BEDROOM 4

14'5" x 13'1" (4.40m x 4.00m)  
A well-proportioned double bedroom with fitted wardrobes

## BEDROOM 4 - EN SUITE

Contemporary shower room finished with sleek tiling and premium fittings.

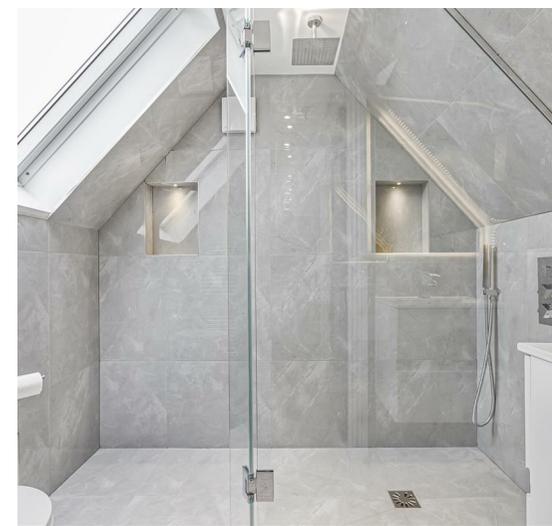
## OUTSDIE

## REAR GARDEN

Beautifully landscaped with a generous patio terrace leading to two lawns that wrap around the side of the property, bordered by mature trees and hedging for excellent privacy, and complemented by a shed and space for outdoor entertaining.

## DRIVEWAY & PARKING

Ample parking provided by two areas: one directly in front of the house with provisional electricity supply in place, offering potential for future automated gates. There are additional parking spaces along the adjoining side road.





Perfectly positioned within close proximity to Radlett Village, enjoying easy access to the area's excellent shops, restaurants, cafés, & places of worship. Radlett Station provides a fast & frequent service to London St Pancras in under 25 minutes. Transport links include M1, A1(M), & M25 all a short drive. Radlett is renowned for outstanding schools, inc' Haberdashers' Aske's, Aldenham, Yavneh College & Radlett Prep.

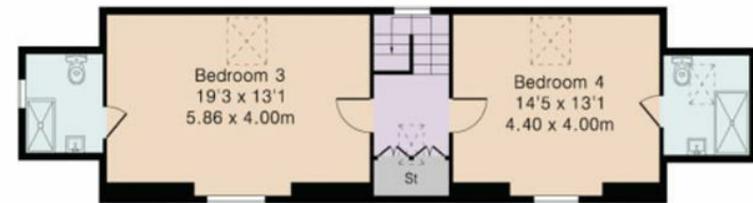


Hertsmere  
Band G

| Energy Efficiency Rating                   |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |         |        |
|--|---------|--|--|---------|--------|
| Why energy efficient - lower running costs | Current | Target   | Why environmentally friendly - lower CO <sub>2</sub> emissions | Current | Target |
| 101-125 kWh/m <sup>2</sup> A               |         |  | 101-125 g/kWh A  |         |        |
| 81-100 kWh/m <sup>2</sup> B                |         |  | 101-150 g/kWh B  |         |        |
| 61-80 kWh/m <sup>2</sup> C                 |         |  | 151-200 g/kWh C  |         |        |
| 41-60 kWh/m <sup>2</sup> D                 |         |  | 201-250 g/kWh D  |         |        |
| 21-40 kWh/m <sup>2</sup> E                 |         |  | 251-300 g/kWh E  |         |        |
| 1-20 kWh/m <sup>2</sup> F                  |         |  | 301-350 g/kWh F  |         |        |
| 0 kWh/m <sup>2</sup> G                     |         |  | 351-400 g/kWh G  |         |        |
| 79   | 82      |  |  |         |        |

Not energy efficient - higher running costs      Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales 2020/91/EC      England & Wales 2020/91/EC

Approximate Gross Internal Area 3478 sq ft – 323 sq m  
Ground Floor Area 1986 sq ft – 184 sq m  
First Floor Area 873 sq ft – 81 sq m  
Second Floor Area 619 sq ft – 58 sq m



Second Floor



First Floor

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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