



ALDENHAM AVENUE, RADLETT, WD7 8JA



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UK's finest properties



An exceptional gated family residence offering over 4,400 sq ft of beautifully designed accommodation, centred around a spectacular 47-ft open-plan kitchen and lifestyle space, set on the prestigious Aldenham Avenue in Radlett.

Behind a secure 6.5-metre electric gated entrance, this impressive detached home extends to approximately 4,462 sq ft and provides expansive accommodation ideally suited to modern family living and entertaining. The interior has been thoughtfully designed to combine elegance, comfort and practicality throughout.

The ground floor offers an excellent range of reception spaces, including four versatile reception rooms that can be adapted as formal living areas, a family room, study or playroom. At the heart of the home is the remarkable 47-ft open-plan kitchen, dining and lifestyle area, fitted with high-end appliances and opening through sliding doors onto the secluded rear garden, creating a superb environment for indoor-outdoor living and entertaining. Upstairs, the property provides five generously proportioned double bedrooms, each benefiting from its own en-suite bathroom and walk-in wardrobe, ensuring privacy and comfort for family members and guests alike. The home further benefits from underfloor heating to the ground and first floors, together with air-conditioning to the upper levels for year-round comfort.





- Substantial five-bedroom detached residence extending to approx. 4,462 sq ft
- Stunning 47-ft open-plan kitchen, dining and lifestyle room with garden access
- Five double bedrooms, each with en-suite bathroom and walk-in wardrobe
- Built by Relic Homes in 2016 with high specification throughout
- Set behind a bespoke 6.5-metre electric gated entrance
- Underfloor heating to ground & first floors and air-conditioning to upper levels
- Elegant formal reception rooms including family room, study and lounge
- Detached studio/gym, ideal for home working or leisure space
- Secure gated driveway, EV charger and detached garage/workshop
- Short walk to Radlett station, village amenities and excellent schools







## GROUND FLOOR

The ground floor of this remarkable home welcomes you with an elegant entrance hall leading to a generous formal living and reception area. A striking 47-foot lifestyle room, featuring a fully equipped kitchen, provides the perfect space for entertaining or relaxed family living, with three sets of sliding doors opening onto the rear garden and flooding the room with natural light. Completing the layout are a study, an additional reception room, a utility room with side access, a convenient ground floor guest cloakroom and a striking oak staircase leading upstairs.

### ENTRANCE HALL

### LIVING ROOM

18'3" x 16'7" (5.58 x 5.08)

### FAMILY ROOM

16'1" x 14'6" (4.91 x 4.43)

### STUDY

16'2" x 9'8" (4.95 x 2.95)

### UTILITY

12'4" x 7'6" (3.77 x 2.29)

### GUEST WC

### LOUNGE / KITCHEN / DINING ROOM

47'2" x 15'9" (14.38 x 4.81)



## FIRST FLOOR

The first floor hosts a luxurious principal suite, complete with a generous dressing room and a beautifully appointed en-suite bathroom. Three additional double bedrooms, each with their own en-suite and walk-in wardrobe, offer comfort and privacy for family and guests alike.

### PRINCIPAL BEDROOM

18'9" x 15'5" (5.72m x 4.70m)

### PRINCIPAL BEDROOM - WALK-IN-WARDROBE

17'10" x 12'6" (5.44m x 3.81m)

### PRINCIPAL BEDROOM - EN-SUITE BATHROOM

### BEDROOM 3

16'1" x 14'8" (4.90m x 4.47m)

### BEDROOM 3 - WALK-IN-WARDROBE

9'6" x 4'7" (2.90 x 1.40)

### BEDROOM 3 - EN-SUITE BATHROOM

### BEDROOM 4

16'3" x 14'7" (4.96m x 4.47m)

### BEDROOM 4 - WALK-IN-WARDROBE

9'6" x 4'7" (2.90 x 1.40)

### BEDROOM 4 - EN-SUITE SHOWER

### BEDROOM 5

13'11" x 11'10" (4.24m x 3.61m)

### BEDROOM 5 - WALK-IN-WARDROBE

7'5" x 5'10" (2.26m x 1.78m)





### BEDROOM 5 - EN-SUITE SHOWER

#### SECOND FLOOR

The second floor provides a spacious double bedroom with its own en-suite and walk-in wardrobe—perfect for guests, older children, or extended family. This level also includes a dedicated comms room, ideal for managing home tech or remote working needs.

#### BEDROOM 2

18'7" x 18'4" (5.67 x 5.60)

#### BEDROOM 2 - WALK-IN-WARDROBE

8'7" x 5'9" (2.62 x 1.76)

#### BEDROOM 2 - 2ND WARDROBE

6'2" x 5'0" (1.88m x 1.52m)

#### GARDEN

To the rear, a private and well-screened garden offers a peaceful escape, complete with a generous patio—ideal for outdoor dining and summer entertaining. A versatile garden room, currently used as a gym, adds further flexibility to this exceptional outdoor space.

#### GYM

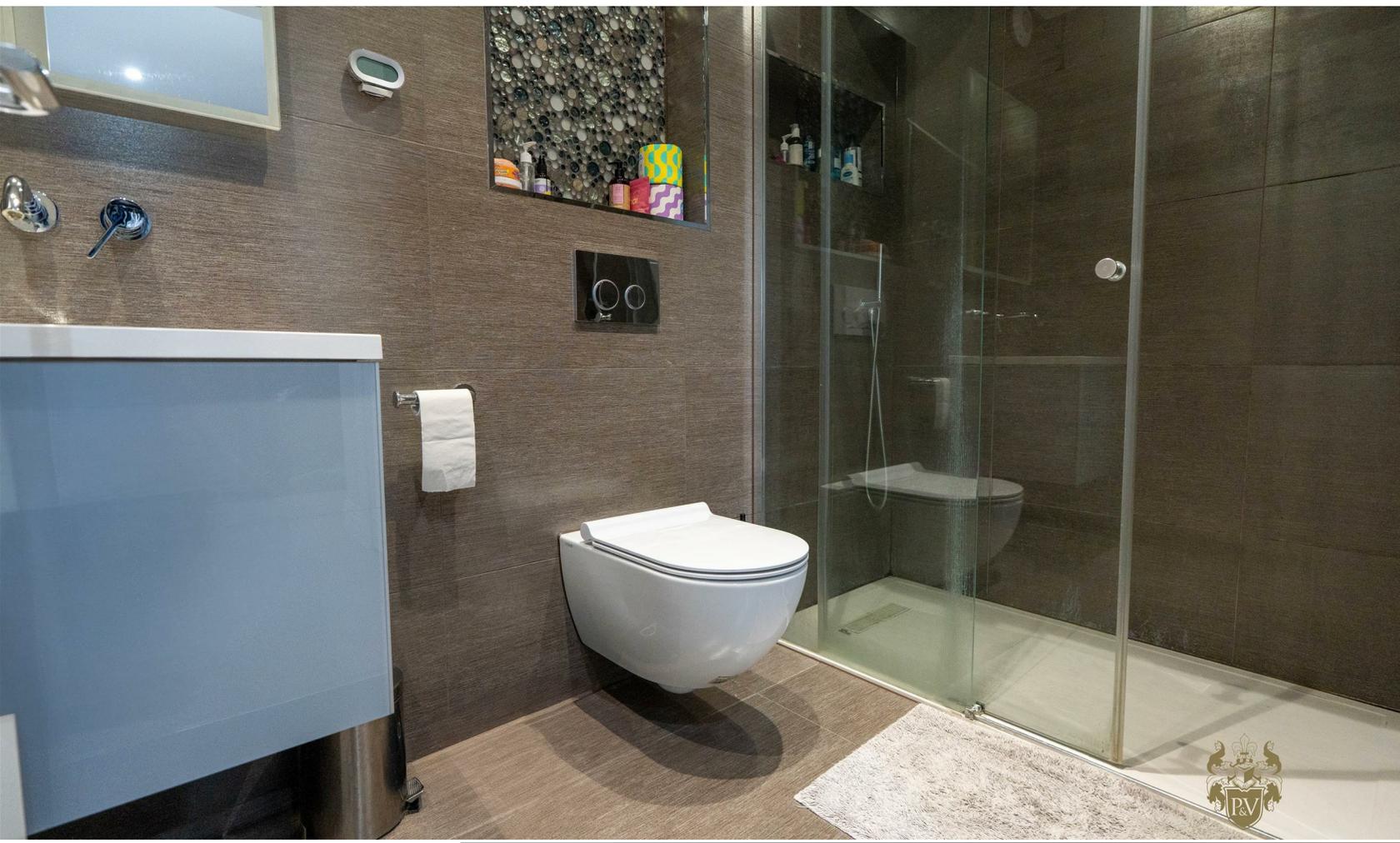
16'4" x 8'2" (4.98m x 2.49m)

#### PARKING

At the front, the property boasts a secure gated driveway with ample parking for multiple vehicles and a wall-mounted 7kW EV charger. To the side, a detached garage/workshop offers additional storage or workspace. A state-of-the-art security system provides complete peace of mind.

#### GARAGE / WORKSHOP

16'0" x 9'9" (4.88m x 2.97m)





PRESTIGE

Set behind an impressive 6.5-metre electric gate, this outstanding residence built by Relic Homes in 2016 offers over 4,000 sq ft of luxurious living space in one of Radlett's most sought-after and tranquil locations. Impeccably maintained by its current owners, the home is ideally positioned close to Battlers Green Farm, Radlett Village, and within walking distance of the mainline station, local shops, and places of worship.



PRESTIGE



PRESTIGE

UK'S



This property is not just a house; it is a home that promises a lifestyle of comfort and sophistication. In summary, this stunning residence on Aldenham Avenue is a rare find, combining spacious living with a prime location. Perfect for those seeking a luxurious family home in one of the most sought-after areas. Do not miss the opportunity to make this exceptional property your own.



The property is situated in this tranquil, highly desirable location and is within close proximity to the excellent amenities of Radlett High Street with its many shops, restaurants, places of worships 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 girls, Aldenham school, Yavneh College and Radlett Prep



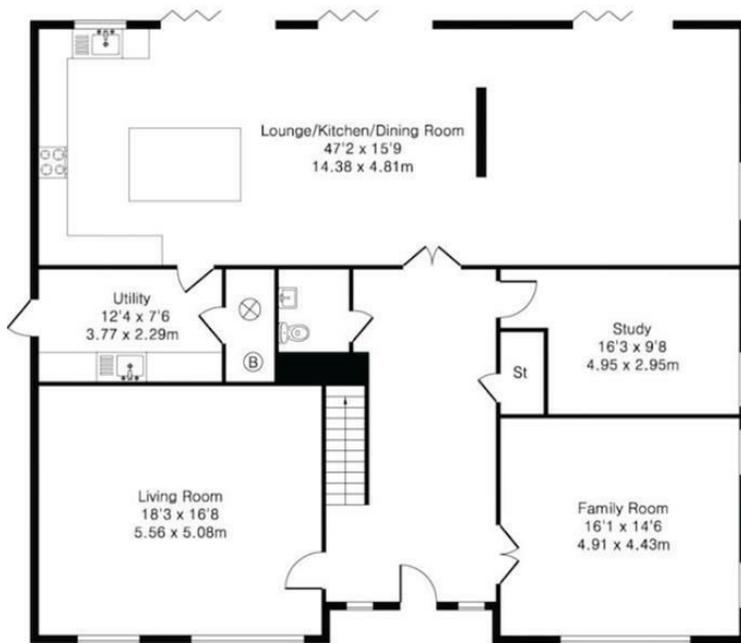
## HERTSMERE Band H

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
(91-100) A			(10-20) A		
(81-90) B			(11-20) B		
(71-80) C			(12-20) C		
(61-70) D			(13-20) D		
(51-60) E			(14-20) E		
(41-50) F			(15-20) F		
(31-40) G			(16-20) G		
(1-30) H			(17-20) H		

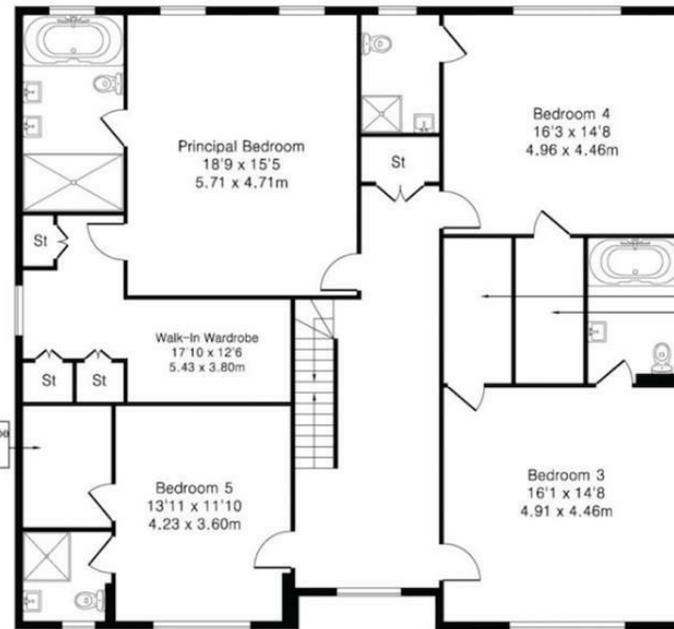
Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales  
 EU Directive 2002/91/EC

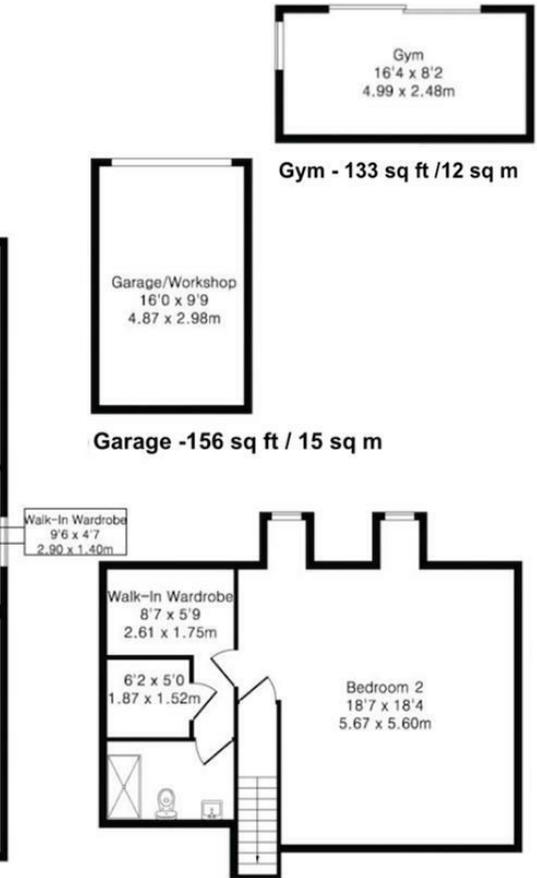
**Approximate Gross Internal Area 4462 sq ft / 415 sq m**



**Ground Floor - 1885 sq ft / 175 sq m**



**First Floor - 1776 sq ft / 165 sq m**



**Second Floor - 512 sq ft / 48 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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