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OAKRIDGE AVENUE, RADLETT, WD7 8ER

Nestled on the prestigious Oakridge Avenue in Radlett, Brown Walls is a remarkable detached family home that offers both elegance and comfort. This property features four spacious bedrooms and three well-appointed bathrooms, making it ideal for family living.

Upon entering, you are greeted by a grand reception hall that sets the tone for the rest of the home. The lounge is a perfect space for relaxation, while the kitchen and dining room create an inviting atmosphere for family meals and entertaining guests. A generous study provides a quiet area for work or study, and a convenient utility room and guest WC add to the practicality of the layout.

The first floor boasts a stunning galleried landing, leading to the master bedroom, which includes a luxurious en suite bathroom. Three additional bedrooms are also located on this level, one of which features its own en suite, alongside a family bathroom that caters to the remaining bedrooms.

The outdoor space is equally impressive, with a south-facing garden that extends over 100 feet, complete with a raised sun terrace accessible from the kitchen, dining room, and lounge—perfect for enjoying sunny days. The front of the property features an attractive sweeping driveway that accommodates several vehicles and provides access to an integral single garage.

GUIDE PRICE £1,825,000

OAKRIDGE AVENUE , RADLETT, WD7 8ER



- Stunning detached home on Oakridge Avenue, one of Radlett's premier private roads
- Impressive galleried landing on first floor
- Integral single garage with electric shutter door
- Electric blinds in all bedrooms, landing & study
- Large reception hall, lounge, kitchen/diner, study & utility room
- South-facing garden over 100ft with raised sun terrace
- Planning permission for rear extension & loft conversion
- Four bedrooms, including master with en suite & a second en suite
- Sweeping driveway with parking for several cars
- Recent upgrades: new boiler, aluminium windows, air con

Entrance Hall

16'9" x 15'1" (5.11m x 4.60m)

Elegant entrance hall flooded with natural light

Integral Garage

14'2" x 10'7" (4.32m x 3.23m)

Spacious garage with additional storage capacity

Guest WC

Kitchen Family / Lifestyle Room

30'1" x 16'3" (9.17m x 4.95m)

Stylish and functional, the kitchen/dining area is the heart of the home. It offers ample space for family meals and gatherings, with direct access to the sun terrace, perfect for al fresco dining. The layout allows for effortless flow between cooking, dining, and entertaining.

Utility Room

Lounge

17'8" x 13'4" (5.38m x 4.06m)

Study

12'11" x 10'2" (3.94m x 3.10m)

Bedroom 1

16'9" x 14'4" (5.11m x 4.37m)

Bedroom 1 - Ensuite

Bedroom 2

14'4" x 13'8" (4.37m x 4.19m)

Bedroom 2 - Ensuite

Bedroom 3

12'11" x 10'0" (3.94m x 3.05m)

Bedroom 4

13'10" x 8'7" (4.22m x 2.62m)

GARDEN

108'2" x 40'3" (32.97m x 12.27m)

Spacious 100ft south-facing garden with an elevated sun terrace—perfect for outdoor living

OUTSIDE

Driveway with space for several cars

Planning Permission

Brown Walls not only offers a charming existing home but also comes with the significant advantage of approved planning permission for future expansion. The current plans include the option to create a lower ground floor with additional bedrooms and bathrooms, providing excellent potential for enhancement.

Moreover, this exceptional opportunity includes consent for a full redevelopment of the site. Approved plans allow for the complete demolition of the current structure and the construction of a bespoke, architect-designed residence of approximately 4,500 sq. ft. This is a rare chance to create a dream home from the ground up, fully tailored to your personal vision and lifestyle.



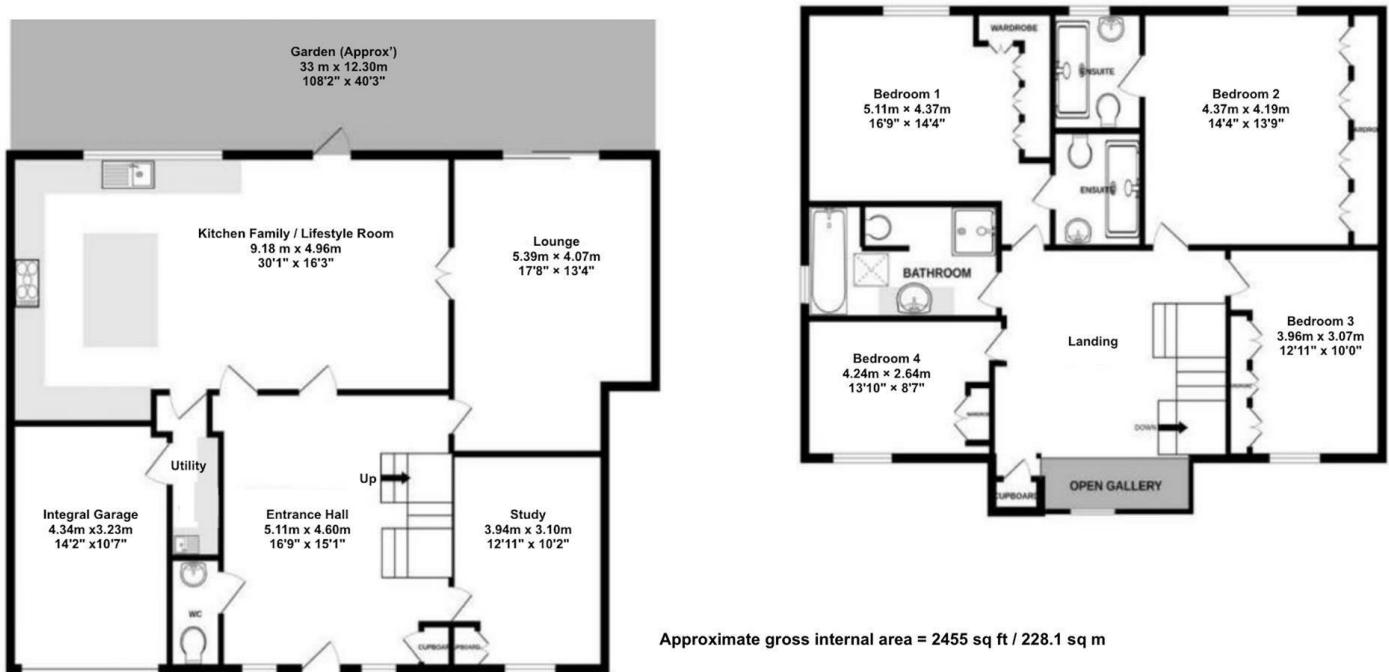
Directions

A tranquil, highly desirable private premier road, in close proximity to the excellent amenities of Radlett High Street's many shops, restaurants, places of worship. Radlett Station, offers a fast service into London St Pancras in less than 25 minutes. Easy access to M1, A1(M) & M25. Radlett is served by a number of outstanding schools including Haberdashers Aske's for boys & girls, Aldenham school, Yavneh College & Radlett Prep

Band G



FLOOR PLAN



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		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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