



PRESTIGE & VILLAGE

UK's finest properties

COBDEN HILL, RADLETT, WD7 7JL





Prestige and Village are proud to present this exceptional four-bedroom detached house situated on the charming Cobden Hill in the picturesque village of Radlett. Recently renovated to an impressive standard, this residence beautifully marries modern living with timeless elegance.

Upon arrival, you will be greeted by a spacious driveway, offering ample parking for both residents and guests. The entrance hall, adorned with elegant tiles, leads you through crittall doors to a welcoming family room and a generously sized living room, which boasts stunning wooden floors. The ground floor benefits from underfloor heating, ensuring a warm and inviting atmosphere throughout.

At the heart of this home lies a beautifully designed kitchen, featuring shaker-style cabinetry and integrated appliances. A delightful banquette seating area, complete with built-in storage, provides an ideal space for family meals or casual gatherings, making it the perfect hub for daily life.

The well-thought-out layout includes three spacious double bedrooms, each equipped with built-in storage to maximise space and functionality. Additionally, a versatile single bedroom offers flexibility, serving as a guest room, home office, or study, depending on your needs. The living areas are further enhanced by elegant crittall-style doors that seamlessly connect the interior with the outdoors, allowing natural light to flood the space.







- Fabulous 4 Bedroom Family Home
- Beautifully renovated throughout by current owners
- Underfloor heating throughout Ground Floor
- Impressive Spacious Reception Room
- Separate Family Room
- Kitchen Family Lifestyle Room with Dedicated Dining area
- Crittall Style Internal Doors
- Private Driveway with parking for several vehicles
- Excellent transport links to London & Motorway. Close to Highly Regarded Schools
- Easy walking distance to Radlett Town Centre and Thameslink train station









## ENTRANCE HALL

Entrance Hall featuring Crittall Doors Leading to the Family Room and Living Room, with space for coat hanging and shoes. Tiled flooring throughout.

## FAMILY ROOM

12 x 11'10" (3.66m x 3.61m)

Family Room with Crittall Doors leading to the Entrance Hall and convenient access to the Kitchen.

## LIVING ROOM

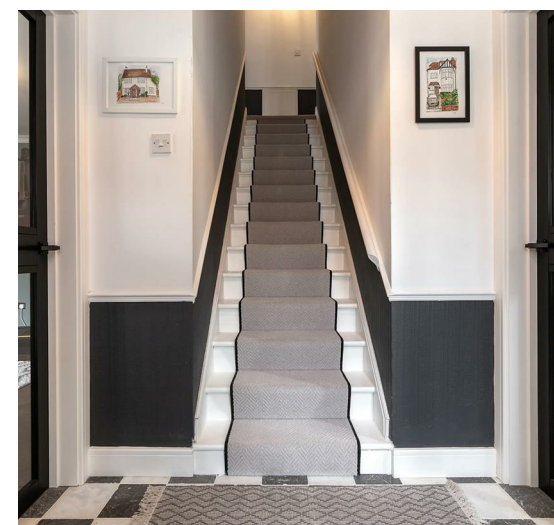
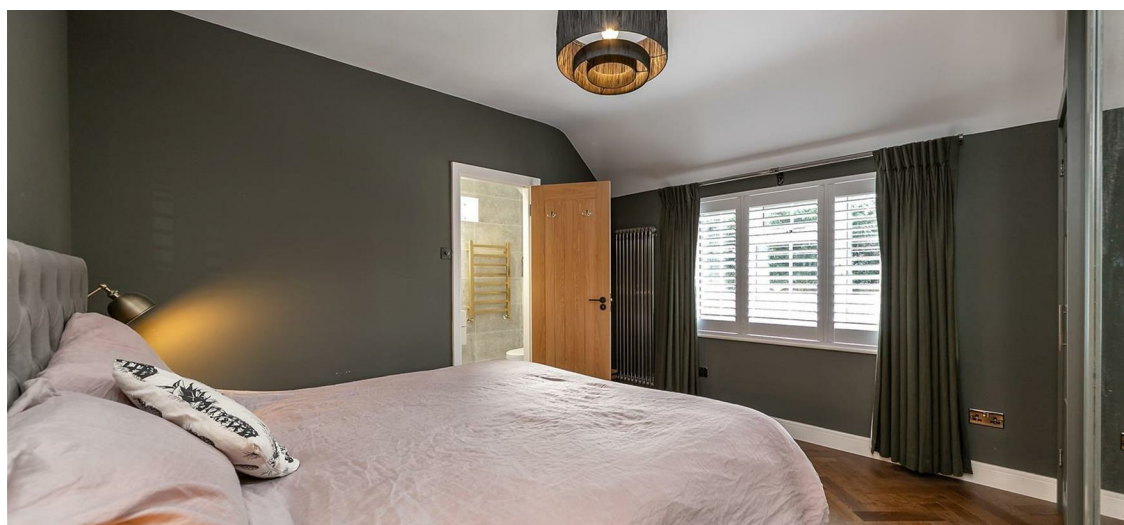
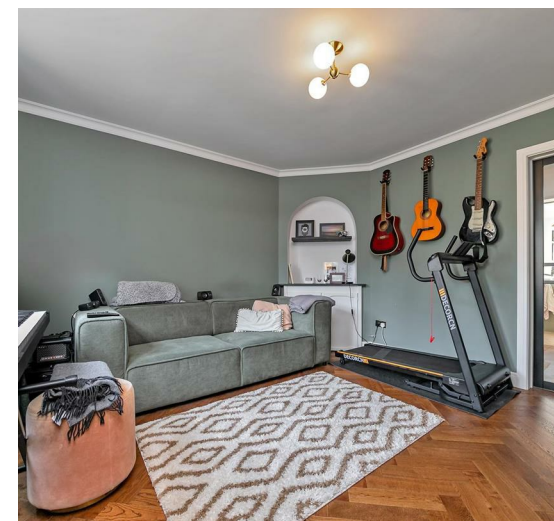
17'8" x 16'7" (5.38m x 5.05m)

Elegant Dual Aspect Living Room with French Doors Opening onto Garden Terrace

## KITCHEN

14'1" x 11'4" (4.29m x 3.45m)

Stunning fitted kitchen featuring a central island with breakfast bar, a butler sink, shaker-style cabinetry, and integrated appliances.





### DINING ROOM

9'3" x 8'11" (2.82m x 2.72m)  
Dining Area with banquette seating and built-in storage, with doors leading to the terraced patio area.

### GUEST WC

Exquisite panelled guest WC.

### PRINCIPAL BEDROOM

12'5" x 12' (3.78m x 3.66m)  
Principal bedroom suite with fitted mirrored wardrobes and engineered wood flooring.

### EN-SUITE - PRINCIPAL BEDROOM

11'6" x 3'2" (3.51m x 0.97m)  
Ensuite shower room featuring a double sink, shower, and luxurious fittings.

### BEDROOM 2

14'1" x 11'5" (4.29m x 3.48m)

### BEDROOM 3

12'0" x 12'11" (3.66m x 3.94m)







#### BEDROOM 4

12'11" x 5'10" (3.96m x 1.80m)

#### FAMILY BATHROOM

Family bathroom featuring a separate shower and bath.

#### SEPARATE WC

#### FRONT DRIVEWAY

Private Driveway Offering Off-Street Parking for several vehicles

#### REAR GARDEN

44'11" x 34'9" (13.7m x 10.6m)

Relaxing patio area overlooking the lawn. There is a generous storage space beneath the property, accessible from the garden. This area provides 2.5m x 2.8m of practical storage for garden furniture and tools.







Introducing, an exceptional 4-bedroom detached family home, This stunning four-bedroom detached house is a true gem waiting to be discovered. This property exudes elegance and sophistication from the moment you step inside.







This beautiful residence has undergone a tasteful and meticulous renovation by its current owners, resulting in a stunning transformation that reflects their attention to detail and love for the property.

To fully appreciate this exceptional property, it must be seen in person. Schedule a viewing to experience its beauty and unique features first-hand.

The local train station is just a ten-minute walk away, making commuting effortless, and the vibrant high street, with its array of shops, cafes, and amenities, is only a short seven-minute stroll.





The property is situated in this highly desirable location and is within close proximity to the excellent amenities of Radlett High Street with its many shops, restaurants, places of worship 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 F

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
101-120	A		101-120	A	
81-100	B		81-100	B	
61-80	C		61-80	C	
41-60	D		41-60	D	
21-40	E		21-40	E	
1-20	F		1-20	F	
1-20	G		1-20	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
2009/10/11 EC			2009/10/11 EC		





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