



SPENCER CLOSE, RADLETT, WD7 8QZ



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UK's finest properties



A stunning Zen Developments home, built just over 10 years ago and positioned within an exclusive private gated close off Gills Hill Lane, Radlett.

Designed and finished to an exceptionally high specification, the property offers outstanding family accommodation arranged over four floors, including an impressive indoor swimming pool.

The lower ground floor features a superb swimming pool suite, a dedicated cinema room, bathroom and utility room.

The ground floor offers a luxury Poggenpohl kitchen/dining room, a spacious lounge, separate dining room and a guest cloakroom.

On the first floor, the principal bedroom benefits from a large en-suite dressing room and bathroom, with two further bedrooms each enjoying their own en-suite bathrooms.

The top floor provides two additional double bedrooms, both with en-suite shower rooms.

Externally, the property enjoys a beautifully landscaped rear garden with a patio leading to lawn, while the front of the house offers a single garage and parking for up to three cars.



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- Five double bedrooms arranged across first & second floors
- Five en-suite bathrooms plus additional shower room and guest W/C
- Impressive indoor swimming pool complex with plant room
- Large cinema room on lower-ground level
- Spacious kitchen/breakfast room opening onto garden
- Elegant living/dining room and generous entrance hall
- Principal suite with dressing room and luxury en-suite
- Garage plus driveway parking for several vehicles
- Positioned within a secure gated development
- Approx. 3,966 sq ft total (including garage)



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## LOWER GROUND FLOOR

### HALLWAY

13'1" x 7'9" (3.99m x 2.36m)

### SWIMMING POOL

16'4" x 22'7" (4.98m x 6.88m)

An impressive indoor swimming pool complex creating a private leisure environment for year-round enjoyment.

### Basement

### BATHROOM

6'4" x 10'4" (1.93m x 3.15m)

### PLANT ROOM

13'1" x 6'8" (3.99m x 2.03m)

Housing the mechanical equipment for the swimming pool and services.

### CINEMA ROOM/LOUNGE

16'4" x 21'7" (4.99 x 6.58)

A dedicated cinema room providing an ideal space for home entertainment and relaxation.

### UTILITY

6'2" x 10'4" (1.88m x 3.15m)

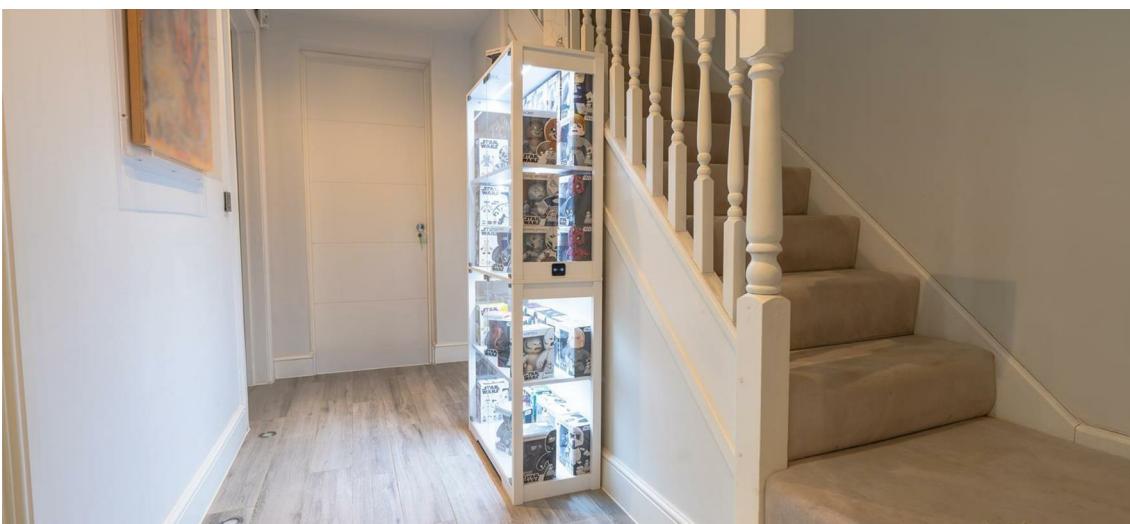
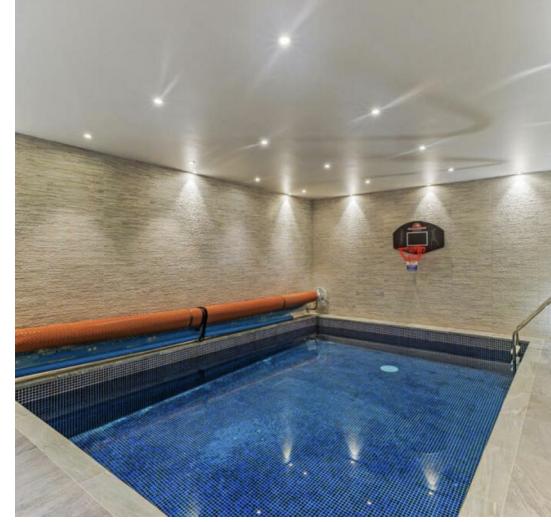
Practical utility space with plumbing for appliances and additional storage.

## GROUND FLOOR

### ENTRANCE HALL

13'0" x 11'9" (3.97 x 3.59 )

A welcoming and spacious entrance hall with quality flooring and staircase rising to the upper floors, setting the tone for the accommodation throughout.



## GUEST CLOAKROOM

Well-appointed guest W/C finished to a high standard.

## GARAGE / GYM AREA

20'11" x 10'2" (6.40 x 3.10)

Garage: 3.13 x 2.07 m (10'3" x 6'9")

Gym Area: 3.13 x 4.39 m (10'3" x

14'5")

## KITCHEN / BREAKFAST ROOM

15'5" x 23'5" (4.71 x 7.15)

A superb kitchen/breakfast room fitted with a luxury Poggenpohl kitchen and integrated appliances, providing a stylish yet practical space for everyday family living, with direct access onto the rear garden.

## LIVING ROOM / DINING

15'9" x 21'5" (4.80m x 6.53m)

A generous living and dining room featuring a contemporary fireplace as a stylish focal point, creating a sleek and inviting space ideal for both entertaining and everyday living, enhanced by excellent natural light.

## BATHROOM

## FIRST FLOOR

### BEDROOM 1

15'10" x 12'9" (4.83 x 3.91)

A luxurious principal bedroom featuring a generous dressing room and a high-quality en-suite bathroom.

### BEDROOM 1 - EN SUITE

14'3" x 7'4" (4.36 x 2.24)

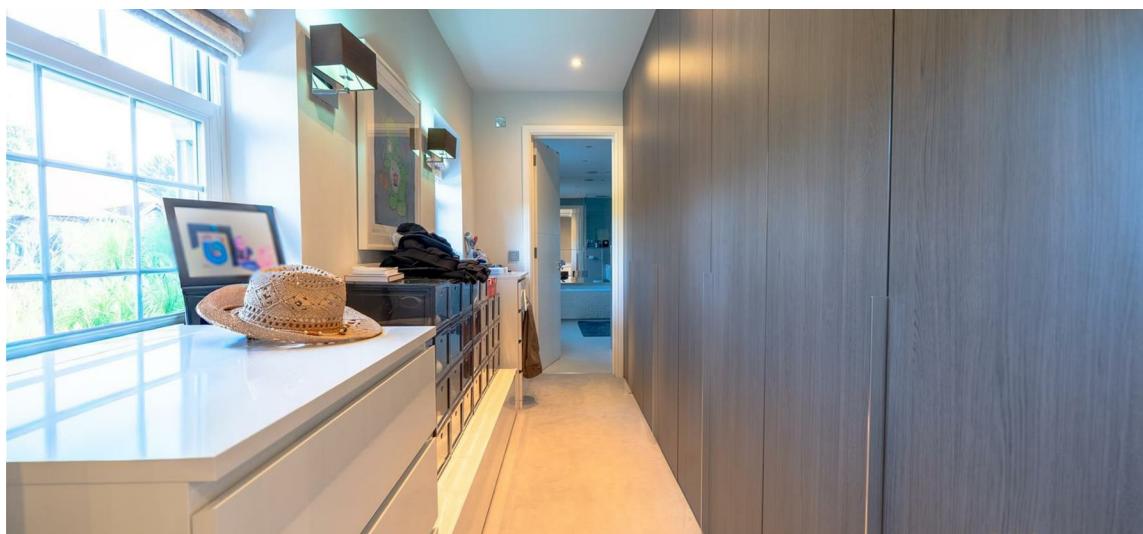
### DRESSING ROOM

14'9" x 7'4" (4.50 x 2.24)

### BEDROOM 4

18'2" x 10'1" (5.56 x 3.08)

A bright double bedroom with en-suite shower room, ideal for guests or family use.



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#### BEDROOM 4 - EN SUITE

7'3" x 7'1" (2.23 x 2.17)

#### BEDROOM 5

11'9" x 13'0" (3.59 x 3.97)

A further double bedroom with en-suite shower room, offering flexibility as a guest room or home office.

#### BEDROOM 5 - EN SUITE

7'6" x 6'1" (2.29 x 1.87)

#### SECOND FLOOR

Bedroom 4 – 4.89 x 3.83 m

Bedroom 5 – 4.86 x 3.84 m

#### BEDROOM 2

12'11" x 11'9" (3.96 x 3.60)

A spacious double bedroom benefiting from fitted storage and a contemporary en-suite bathroom.

#### BEDROOM 2 - EN SUITE

6'8" x 5'10" (2.03m x 1.78m)

#### BEDROOM 3

16'0" x 12'7" (4.90 x 3.84)

Another well-proportioned double bedroom with its own en-suite facilities.

#### BEDROOM 3 - EN SUITE

6'6" x 5'10" (2.0 x 1.78)

#### OUTSIDE

#### REAR GARDEN

A landscaped rear garden with patio area leading to lawn, providing an attractive and private outdoor space.

#### PARKING

Parking for several vehicles.



PRESTI

Positioned within one of Radlett's most exclusive private gated developments, this exceptional detached home by Zen Developments offers an outstanding combination of space, specification and lifestyle. Arranged over four beautifully appointed floors, the property has been designed with modern family living and entertaining in mind, delivering both elegance and practicality in equal measure.



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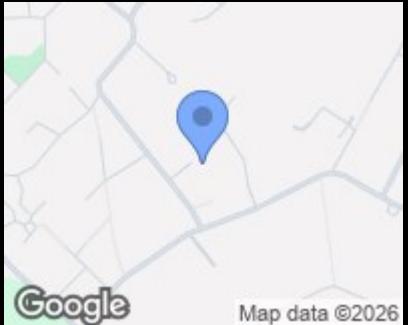
UK



Offering a rare opportunity to acquire a substantial, high-specification home within a secure gated setting, this property is ideally suited to families seeking luxury living with excellent connectivity, schooling and village amenities close at hand. Early viewing is highly recommended to fully appreciate the space, finish and setting on offer.



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Set within the sought-after village of Radlett, Spencer Close combines village living with excellent commuter access. The area is renowned for its highly regarded schools, a strong community with a variety of places of worship, and an excellent selection of local restaurants and cafés. Radlett station offers fast services into London St Pancras, while the M25, M1 and A41 provide convenient motorway connections.



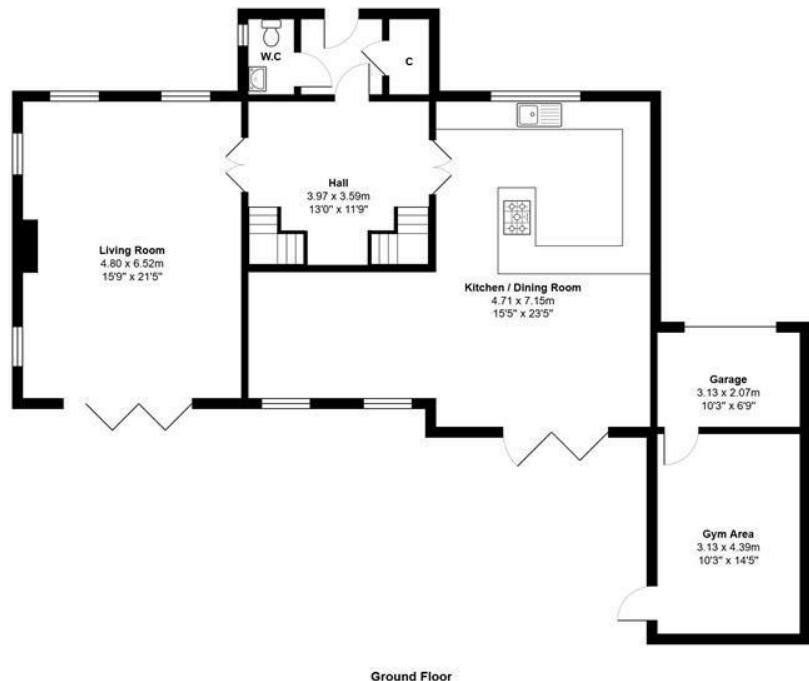
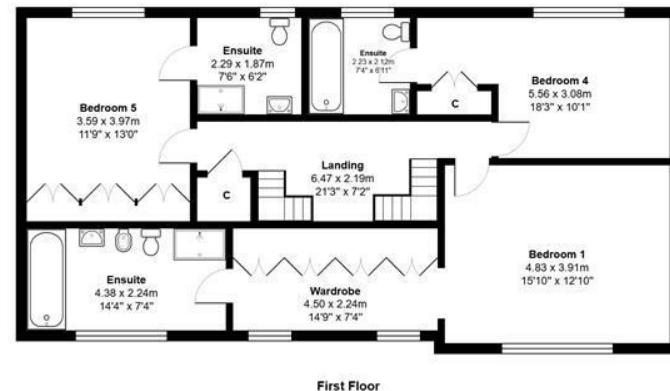
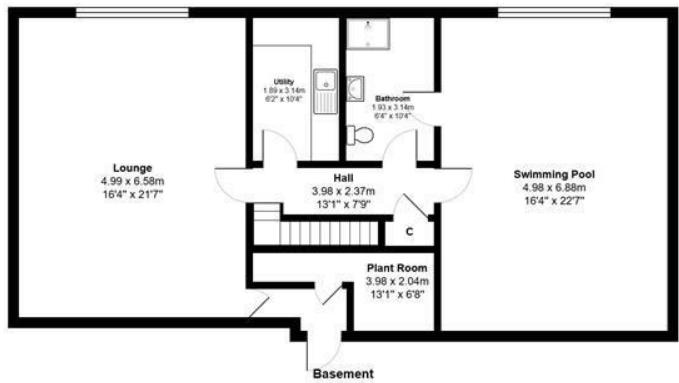
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Hertsmere  
Band H

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
81 (A)	88 (A)
80-81 (B)	81-82 (B)
79-80 (C)	80-81 (C)
78-79 (D)	79-80 (D)
76-77 (E)	77-78 (E)
73-75 (F)	74-75 (F)
72 (G)	73 (G)
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
88 (A)	88 (A)
81 (B)	81 (B)
80-81 (C)	80-81 (C)
79-80 (D)	79-80 (D)
77-78 (E)	77-78 (E)
74-75 (F)	74-75 (F)
73 (G)	73 (G)
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	



Total Area: 368.5 m<sup>2</sup> ... 3966 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.



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