



PRESTIGE & VILLAGE

UK's finest properties

NEWLANDS AVENUE, RADLETT, WD7 8EJ





Nestled on the charming Newlands Avenue in Radlett, this delightful house boasts an impressive wide frontage that enhances its curb appeal. The property offers a flexible living space, making it an ideal choice for families or individuals seeking a home that can adapt to their lifestyle needs.

As you step inside, you will find a well-designed layout that allows for both comfortable living and entertaining. The generous rooms provide ample natural light, creating a warm and inviting atmosphere throughout. Whether you wish to create a cosy family retreat or a vibrant space for gatherings, this home can accommodate your vision.

The surrounding area of Radlett is known for its picturesque scenery and community spirit, offering a perfect blend of suburban tranquillity and convenient access to local amenities. With excellent transport links nearby, commuting to London or exploring the wider Hertfordshire region is effortless.

This property presents a wonderful opportunity for those looking to settle in a desirable location, combining attractive features with the potential for personalisation. Do not miss the chance to make this house your home in the heart of Radlett.



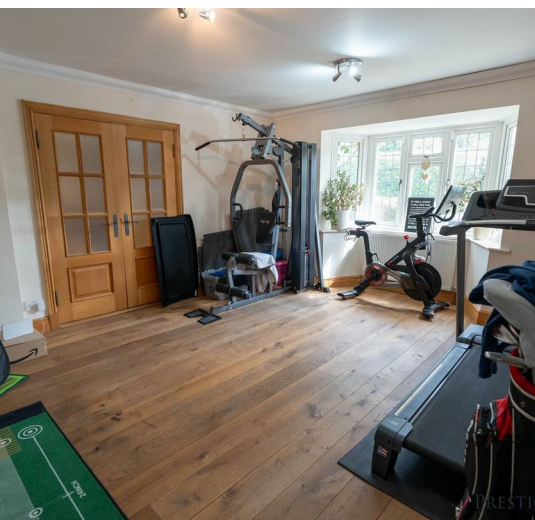




- Prestigious Newlands Avenue - Radlett - location with views over Green Belt land
- Five double bedrooms, including luxury principal suite
- Stunning kitchen/dining room opening to a south-facing garden
- Spacious living room, plus family room, study and gym
- Approx. 3,240 sq ft of versatile, well-designed living space
- Landscaped 180 ft rear garden with excellent privacy
- Carriage driveway with parking for multiple vehicles
- Integrated garage and large utility room
- Scope to extend or redevelop (STPP)
- Quiet, exclusive residential location with easy access to Radlett's high street, station, and top local schools











## GROUND FLOOR

The ground floor offers a spacious and welcoming entrance hallway leading to a large living room, an open-plan kitchen/dining area with direct access to the patio and south-facing garden, and a separate TV reception room. Additional features include a utility room, a versatile reception room currently used as a gym/study, and a guest WC.

### ENTRANCE HALL

### STUDY

10'10" x 10'6" (3.31 x 3.21)

### LIVING ROOM

20'8" x 15'5" (6.32 x 4.70)

### UTILITY ROOM

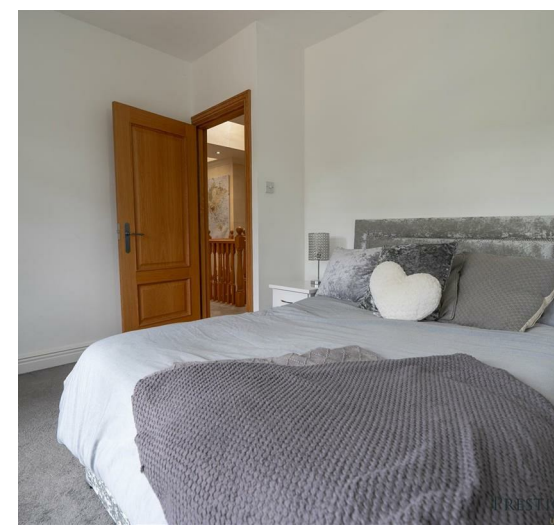
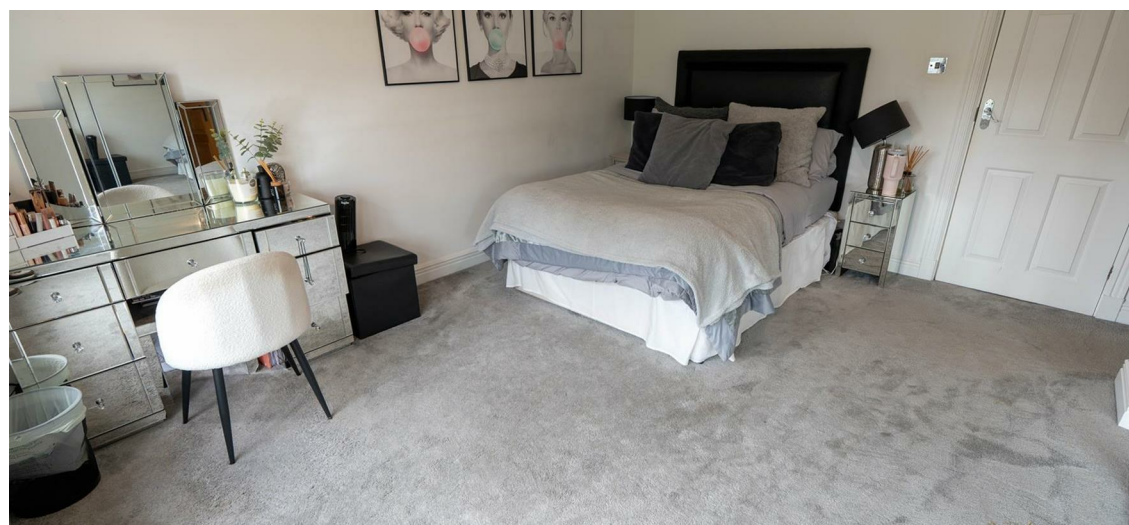
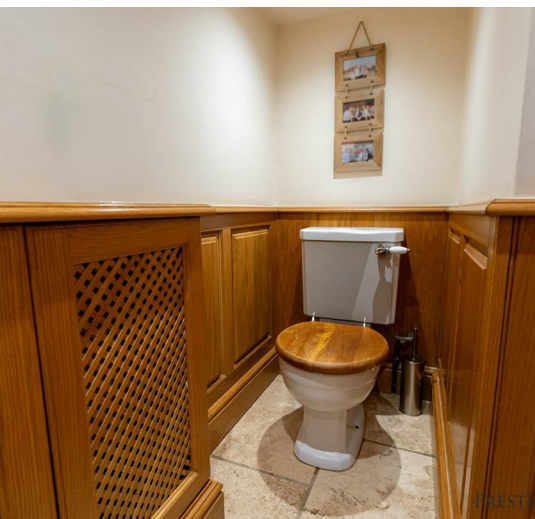
8'11" x 6'0" (2.74 x 1.83)

### GYM

15'3" x 14'2" (4.66 x 4.33)

### KITCHEN / DINING ROOM

26'4" x 17'5" (8.05 x 5.31)





## FAMILY ROOM

14'5" x 13'11" (4.40 x 4.25)

## GARAGE

20'3" x 9'7" (6.18 x 2.94)

## FIRST FLOOR

The first floor features a spacious landing leading to an impressive principal suite with a luxurious en-suite bathroom and extensive fitted wardrobes. Two additional double bedrooms share a modern Jack & Jill bathroom, while two further well-proportioned bedrooms are served by a contemporary family bathroom.

## BEDROOM 1

22'11" x 15'4" (6.99m x 4.67m)

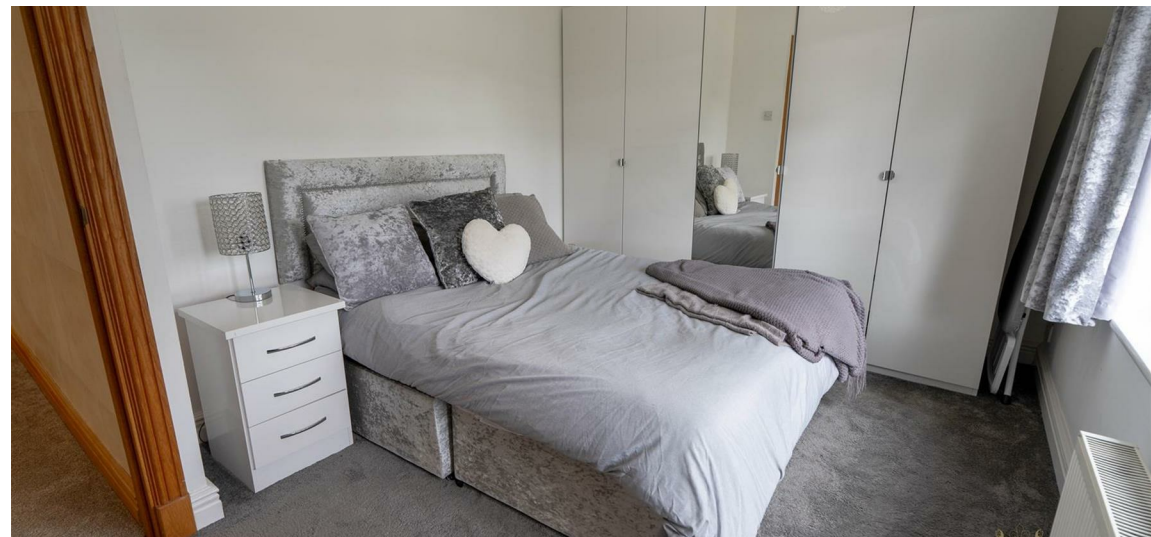
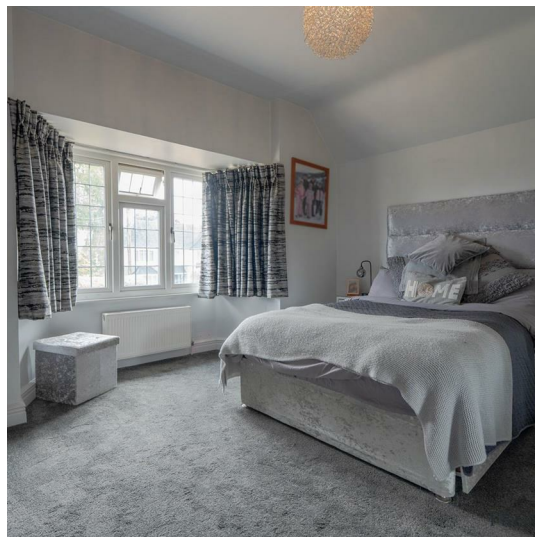
## BEDROOM 1 - ENSUITE

## BEDROOM 2

14'3" x 13'8" (4.34m x 4.17m)

## BEDROOM 2 - ENSUITE

## BEDROOM 3







#### BEDROOM 4

14'6" x 13'00" (4.42m x 3.96m)

#### BEDROOM 5

#### FAMILY BATHROOM

#### FRONT DRIVEWAY

To the front, an impressive carriage driveway provides ample off-street parking for multiple vehicles, adding both convenience and curb appeal.

#### REAR GARDENS

The rear of the property features an impressive south-facing garden extending approximately 180 feet. Predominantly laid to lawn, landscaped with an array of mature trees, shrubs, and flowering plants, creating a serene and private outdoor retreat. A generous patio area offers the ideal space for al fresco dining and entertaining, all while enjoying uninterrupted views over the stunning surrounding green belt countryside.







#### A Stunning Detached Family Home on Radlett's Premier Avenue

Set on one of Radlett's most prestigious roads, this beautifully maintained detached residence offers generous and well-designed accommodation, perfect for family living.

#### Ground Floor

The home opens with a spacious and welcoming entrance hallway, leading to a large, elegant living room. At the heart of the property is a bright and expansive kitchen/dining room, which flows seamlessly onto a generous patio and a private, south-facing rear garden. Adjoining the kitchen is a cosy TV/reception room and a well-equipped utility room. A further reception room—currently used as a gym/study—offers flexible living space, complemented by a guest WC.

#### First Floor

Upstairs, a wide landing leads to a luxurious principal bedroom suite featuring an en-suite bathroom and extensive wardrobe space. There







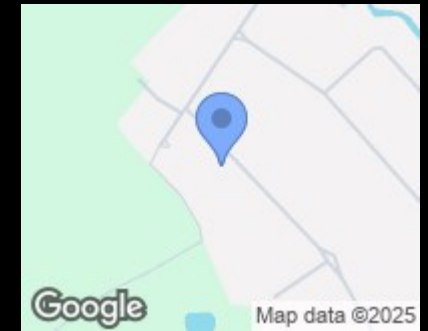
#### Outside

To the rear lies a stunning, approximately 180' south-facing garden, mainly laid to lawn with a variety of mature shrubs, trees, and planting. The garden enjoys uninterrupted views over adjoining Green Belt land, offering privacy and tranquillity. At the front, the property boasts an impressive carriage driveway providing ample off-street parking for multiple vehicles.

#### Additional Potential

This exceptional home also offers exciting scope for further extension or redevelopment, subject to the necessary planning permission.

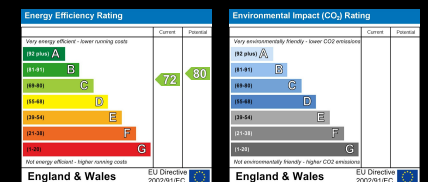




A tranquil, highly desirable private premier road, in close proximity to the excellent amenities of Radlett High Street's many shops, restaurants, places of worships. Radlett Station, offers a fast service into London St Pancras in less than 25 minutes. Easy access to M1, A1(M) & M25. Radlett is served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

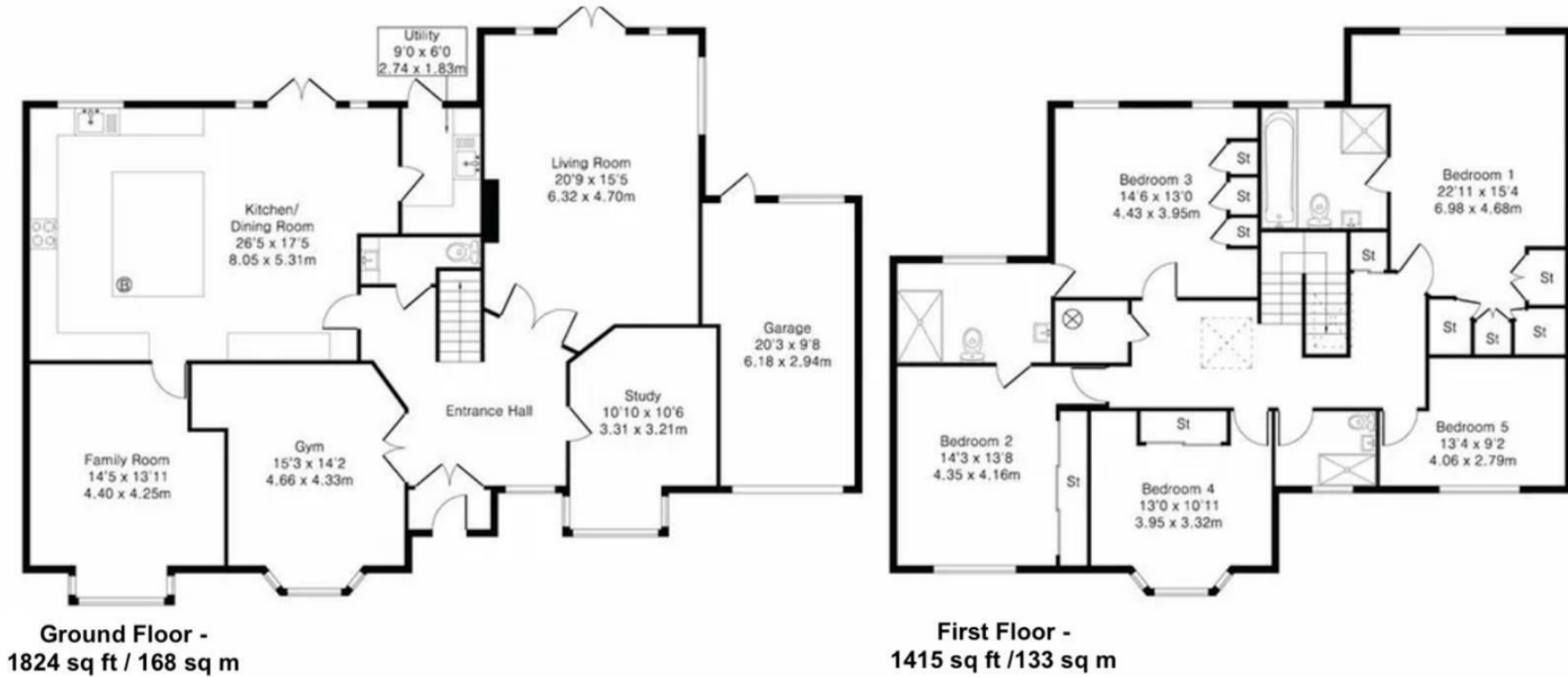


Hertsmere  
Band H





**APPROXIMATE  
GROSS INTERNAL  
AREA 3240 sq ft /  
301 sq m**



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