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THE WARREN, RADLETT, WD7 7DU



A Bright, Spacious Family Home in One of Radlett's Most Desirable Private Roads

Set on The Warren, a premier residential road in Radlett, Willow Rise is an attractive and well-presented five-bedroom detached family home offering generous living space, a mature private garden, and an exceptional location.

This home has been carefully maintained and is in very good condition throughout, offering comfort and flexibility for modern family life. The layout provides well-proportioned rooms and plenty of natural light, creating a welcoming and practical living environment.

On the ground floor, a grand entrance hall leads to a spacious living room, ideal for relaxing or entertaining. There's also a second reception/family room, a dedicated home office, and a bright kitchen/breakfast room with an adjoining dining area. A separate utility room and guest WC add convenience.

Upstairs, the principal bedroom suite features fitted wardrobes and a modern en suite. The second bedroom also includes an en suite and built-in storage, while three further bedrooms share a well-appointed family bathroom. A quiet study nook on the landing provides peaceful views across greenbelt land.





- Situated on The Warren, one of Radlett's most prestigious residential roads
- Five spacious bedrooms, including two with modern en suite bathrooms
- Three reception rooms offering flexible living, entertaining, and work-from-home space
- Bright and well-maintained kitchen/breakfast room with separate utility room
- Peaceful study area on the first-floor landing with views over greenbelt
- South facing rear garden (approx. 60') – private, mature, and perfect for families
- Carriage driveway with parking for multiple vehicles plus integral double garage
- Close to beautiful woodland walks and open green space
- Conveniently located near top schools: Fair Field Junior, Edge Grove, Newberries & St John's CofE
- Easy access to Radlett village, mainline station, shops, and restaurants





OUTSIDE - DRIVEWAY

To the front, a sweeping carriage driveway creates an elegant approach to the home, offering generous parking and access to the integral double garage.

GARAGE

15'4" x 15'2" (4.68 x 4.64)

A spacious double garage with an electric door, offering ample storage

GROUND FLOOR

ENTRANCE HALL

A grand and welcoming entrance hall with convenient storage, leading through to the internal hallway

STUDY

14'6" x 7'3" (4.42m x 2.21m)

A well-appointed study/home office, perfectly suited for working from home

RECEPTION ROOM

19'3" x 17'1" (5.89 x 5.21)

An elegant front reception room, offering a refined space for entertaining or relaxing.

GUEST CLOAKROOM

DINING ROOM

19'10" x 11'6" (6.05 x 3.52)

An ideal dining space, gracefully leading up to the elevated lounge/reception, complete with a distinctive feature chimney



RECEPTION ROOM

20'0" x 12'1" (6.10 x 3.69)

Bright and airy reception space with views of the south-facing garden, perfect for relaxed living

KITCHEN

18'1" x 13'3" (5.52 x 4.04)

A spacious, well-appointed kitchen with a stylish peninsula island, luxurious stone worktops, and convenient garden access via a side door.

UTILITY ROOM

A conveniently located utility room, situated just off the kitchen for added practicality

FIRST FLOOR

The grand entrance hall, substantial enough to feel like a room in its own right, features a staircase leading to the first floor with five well-proportioned bedrooms, two en-suites, and a generous family bathroom

MASTER BEDROOM

18'3" x 13'6" (5.56m x 4.11m)

A sophisticated master suite with stylish wardrobes and a concealed door to the ensuite, complemented by a Juliet balcony offering peaceful garden views

MASTER EN-SUITE BATHROOM

Master ensuite with a bath and separate shower, offering a calm and rejuvenating retreat





BEDROOM

16'5" x 14'6" (5.01 x 4.44)
Spacious second bedroom featuring a lovely ensuite and scenic views over the front of the property towards the Greenbelt

EN-SUITE BATHROOM

BEDROOM

17'9" x 10'6" (5.41m x 3.20m)

BEDROOM

12'9" x 11'9" (3.89m x 3.58m)

BEDROOM

11'7" x 8'5" (3.55m x 2.57m)

BATHROOM

GARDEN

52'6" x 49'6" (16.02 x 15.09)
To the rear, the property enjoys a secluded, south-facing garden extending approximately 60 feet. Mainly laid to lawn with mature trees and well-established planting, it offers an ideal space for outdoor dining and family enjoyment





5-Bedroom Detached House | The Warren, Radlett WD7 | Freehold
Nestled on one of Radlett's most prestigious roads, this spacious and well-maintained five-bedroom, three-bathroom detached family home offers versatile living across three bright reception rooms, a generous kitchen/breakfast area, and a beautiful south facing garden. Ideally located just moments from lovely woodland walks and close to highly regarded schools including Fair Field Junior and Edge Grove, this is a rare opportunity to secure a home in a truly prime location.





This is an exceptional chance to acquire a substantial family home in a highly desirable part of Radlett, offering both tranquillity and convenience. With spacious interiors, a mature private garden, and proximity to excellent schools, greenbelt walks, and village amenities, Willow Rise is ideal for families seeking comfort, space, and a superb lifestyle. Early viewing is highly recommended.



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 G

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
101-111	A		73	101-101	A
81-100	B		68	100-100	B
61-80	C			100-100	C
41-60	D			100-100	D
21-40	E			100-100	E
1-20	F			100-100	F
1-20	G			100-100	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
		2002/91/EC			



Ground Floor



First Floor

Approx. Gross Internal Area 3451 Sq Ft - 320.89 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.pmsupply.co.uk Ref. No. 3797

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