

Aldenham Avenue
Radlett, Hertfordshire, WD7 8HY
Price guide £4,250,000

STATONS

Tel: 01923 604321
Email: radlett@statons.com
Bedrooms 5 | Bathrooms | Receptions 8





62 Aldenham Avenue
Radlett, Hertfordshire
WD7 8HY



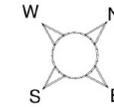
Occupying a commanding position in Radlett, is this truly magnificent 7-bedroom, 5 reception family home offering stunning accommodation in excess of 7200sq ft. This fantastic interior-designed and exceptionally maintained family home has been refurbished just a few years ago by the current owners and benefits from a plot in excess of 1/3 of an acre.

Presented in spectacular condition throughout and offering living space set over 4 floors the accommodation comprises: a spacious welcoming galleried entrance hallway which provides access to the large open plan kitchen/breakfast room and dining area with bi-fold doors to the outside patio which is ideal for summer entertaining. The main living room with French doors allowing access to the rear garden, a further 2 reception rooms, a study, guest W/C, and a utility room. To the first floor there is an open galleried landing which flows onto five double bedrooms including the master bedroom suite with built in wardrobes and en-suite bathroom. There are a further four double bedrooms with three bathrooms (2 being en-suite) To the second floor there is a further bedroom and en-suite plus a 21' games room with sky lights. On the lower ground floor there is a separate Cinema room and Gym with a Sauna and a bathroom.

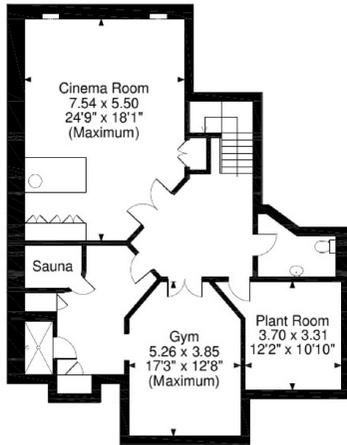
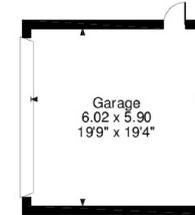
Location: Radlett is a very popular village offering the highly desirable combination of village-like atmosphere with sophistication of city life and is surrounded by attractive Hertfordshire countryside. Its proximity to London and the excellent motorway and rail network makes it an ideal location for the busy commuter (King's Cross St Pancras is less than 30 mins away via the Thameslink Rail service). Radlett high street has a great selection of shops, restaurants and places of worship. The area is surrounded by beautiful greenbelt countryside and offers a large choice of leisure activities. An excellent choice of local schooling is available including Haberdasher's Aske's, Aldenham, Edge Grove and Radlett Prep.



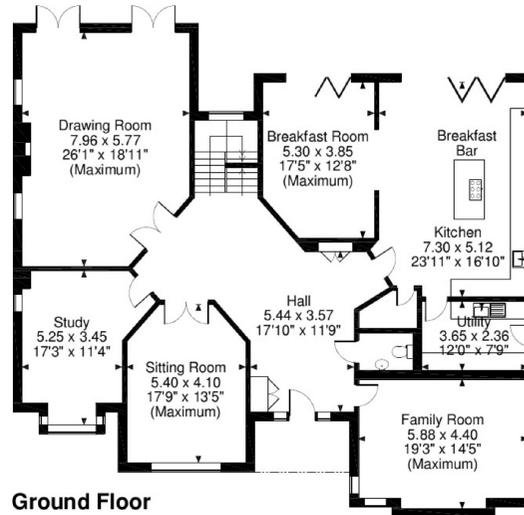
Aldenham Avenue, Radlett
Approximate Gross Internal Area
Main House = 6906 Sq Ft/642 Sq M
Garage = 382 Sq Ft/36 Sq M
Total = 7288 Sq Ft/678 Sq M



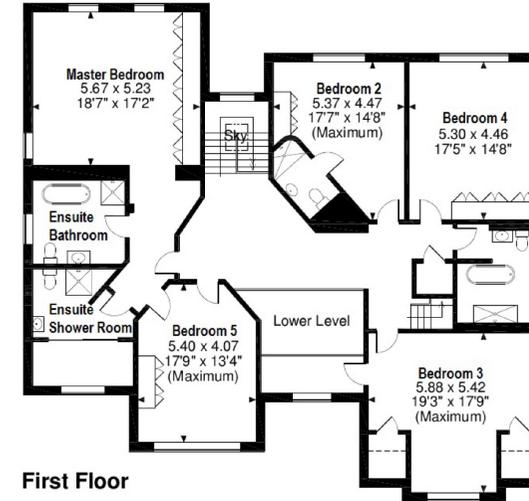
Second Floor



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

Energy Efficiency Rating: 38 (Current), 48 (Potential)
 Environmental Impact (CO₂) Rating: 33 (Current), 41 (Potential)

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

BARNET

1-2 Hadley Parade
 High Street
 Barnet, Herts
 EN5 5SX
Tel: 020 8449 3383
 Fax: 020 8441 7676
 barnet@statons.com

RADLETT

50 Watling Street
 Radlett
 Herts
 WD7 7NN
Tel: 01923 604 321
 Fax: 01923 859 182
 radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
 Hadley Green
 Barnet, Herts
 EN5 5SX
Tel: 020 8441 9555
 Fax: 020 8441 7976
 newhomes@statons.com

HADLEY WOOD

10 Crescent West
 Hadley Wood
 Herts
 EN4 0EJ
Tel: 020 8440 9797
 Fax: 020 8440 8282
 hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
 Totteridge
 London
 N20 9QJ
Tel: 020 8445 3694
 Fax: 020 8445 3217
 totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
 Brookmans Park
 Herts
 AL9 7QS
Tel: 01707 661144
 Fax: 01707 644111
 brookmans@statons.com