Newberries Avenue

RADLETT, HERTFORDSHIRE, WD7 7EL

£1,845,000



Positioned on sought-after Newberries Avenue in Radlett, this substantially extended five-bedroom detached home offers generous accommodation arranged over three floors, complemented by a separate cinema/leisure building. The combined floor area extends to approximately 3,988 sq ft, including the detached building, providing flexibility for family living, entertaining and working from home.

A welcoming central hallway connects the principal ground-floor rooms, including a front-facing reception room and a separate study. A guest cloakroom and useful storage complete this part of the house, while a timber and glass staircase leads to the upper floors.

To the rear, the main living room provides an impressive space for relaxing and dining, with French doors set within a projecting bay opening onto the terrace. The adjoining kitchen/breakfast room also benefits from direct garden access and is complemented by a utility room with additional storage and space for appliances.







The first floor offers four well-proportioned bedrooms arranged around a bright landing, served by three bath/shower rooms, including en-suite facilities. The top floor adds further versatility, with a substantial fifth bedroom suite and its own shower room. There is ample space for a seating area, making it well suited to guests or family members wanting greater privacy.

Externally, the rear garden features a wide raised terrace with steps and ramp access leading down to a lawn bordered by mature planting, creating a setting for outdoor dining and relaxation.

At the rear of the plot, the detached cinema/leisure building provides a highly adaptable space, complete with WC facilities and separate storage. It offers scope for use as a games room, gym, studio or home office.

To the front, a wide driveway provides extensive off-street parking.

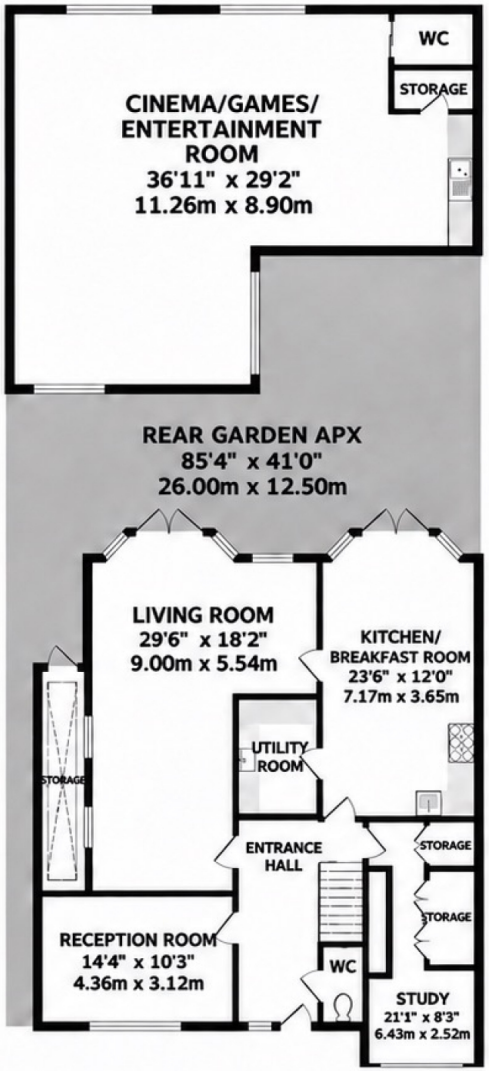




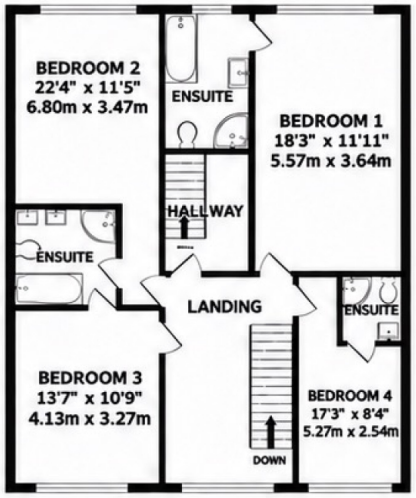




GROUND FLOOR
2207 sq ft (205.0 sq m) approx.



1ST FLOOR
1163 sq ft (108.0 sq m) approx.



2ND FLOOR
619 sq ft (57.5 sq m) approx.



Shower room: 2.64m x 1.72m (8 ft 8 in x 5 ft 8 in)



Total floor area: approximately 3,988 sq ft (370.5 sq m)
Including detached leisure building

For layout guidance only. All dimensions and areas are approximate.
Not to scale.

Particulars

Property

Newberries Avenue, Radlett, Hertfordshire, WD7 7EL
£1,845,000

Rooms

3

4

5

Information

Council Tax

Features

- Substantially extended five-bedroom detached home on sought-after Newberries Avenue
- Approximately 3,988 sq ft in total, including the detached leisure building
- Five bedrooms, including a spacious top-floor suite with en-suite shower room
- Impressive main reception room with space for living and dining



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