



SHENLEY HILL, RADLETT
GUIDE PRICE £2,750,000 FREEHOLD



SHENLEY HILL

RADLETT, Hertfordshire WD7 7AU

A wonderful detached family home, set within walking distance to Radlett's high-street and Thameslink mainline station, which benefits from a 28 minute commute to central London.

Benefiting from over 4,315 Sq. Ft the ground floor consists of: welcoming entrance hall which opens up onto a large bay-fronted reception room to one side and a further reception room perfect for a dining room or children's playroom/cinema room to the other. This property benefits from a Matrix TV system and CAT6 cabling.

This is then followed by the fully fitted modern kitchen/Lifestyle room with Rako lighting. This area is also flooded with natural light, with floor to ceiling sliding glass doors opening onto the garden. A utility room with side access and built in cupboard storage. A boot room, plus a downstairs W/C.

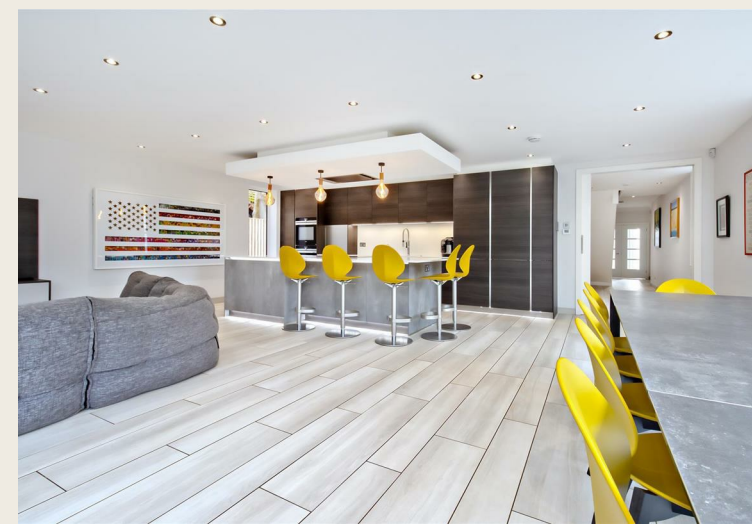
The first floor consists of five double bedrooms, four of which have en-suite bathrooms. There is also a family bathroom.

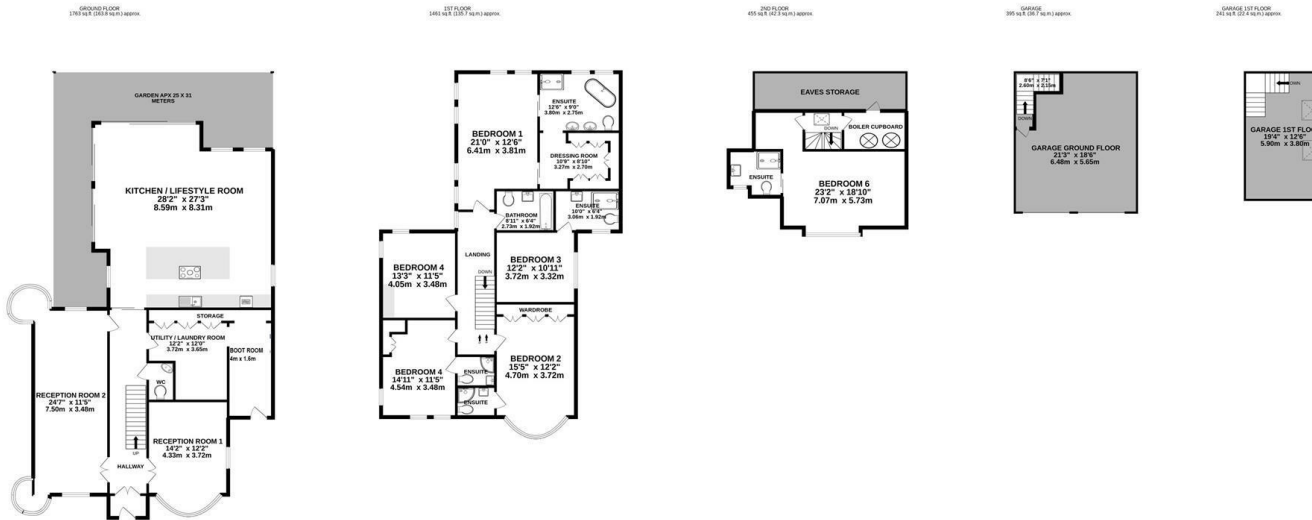
To the second floor is a sixth bedroom with eaves storage and an en-suite bathroom.

To the rear is a large, well maintained, secluded garden with lawn and patio, perfect for summer barbecues and to the front is a driveway which provides off street parking for numerous vehicles.

This property also benefits from a double garage, with a multifunctional room upstairs.

- 6 Double Bedrooms
- 6 Bathrooms
- Double Storey Garage
- Off Street Parking for Multiple Vehicles
- Electric gates
- Over 0.3 of an Acre





TOTAL FLOOR AREA : 4315 sq.ft. (400.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		60	69
	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



