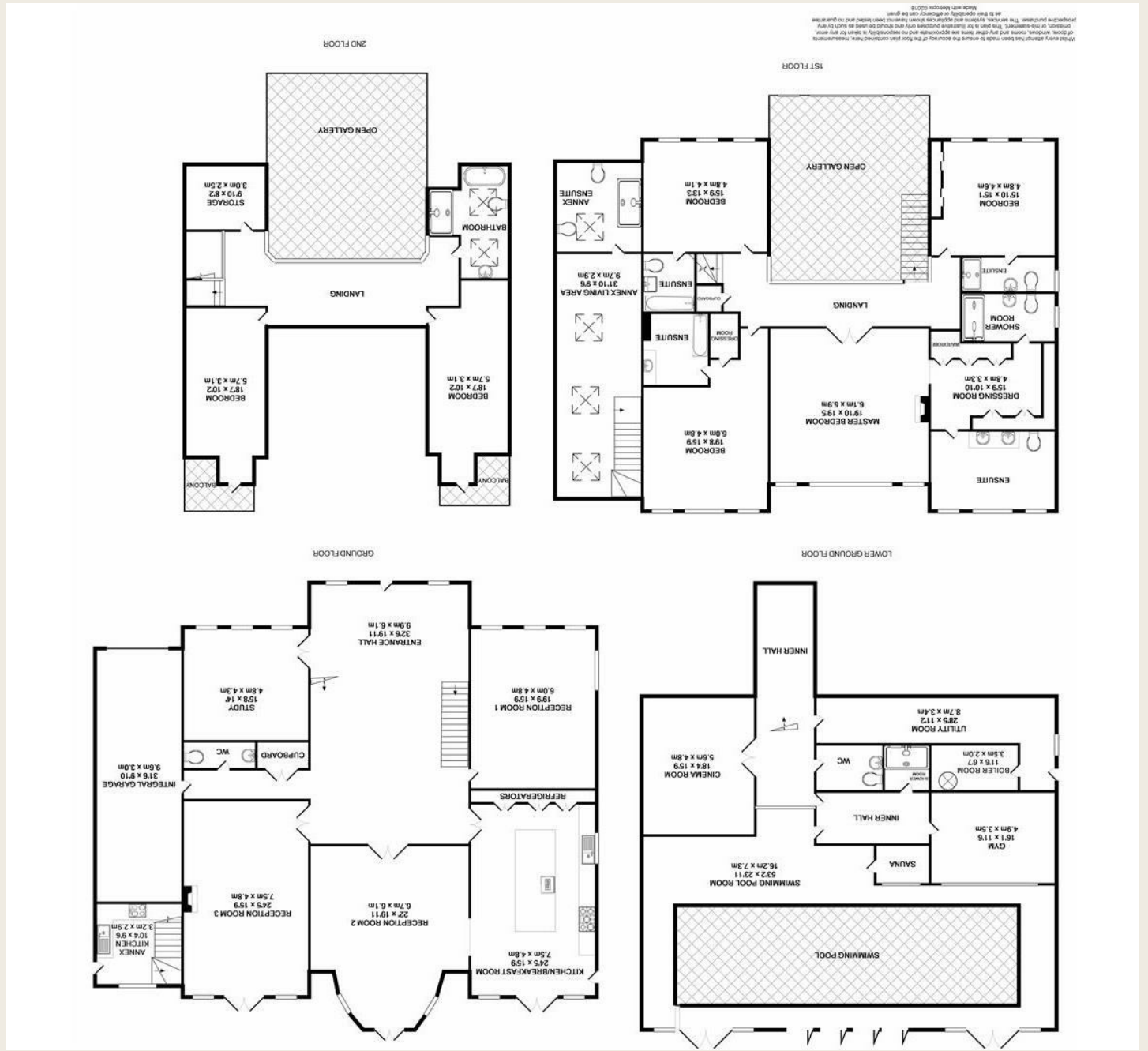


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



LUMLEY ESTATES

**Newlands Avenue, Radlett
Freehold**

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**Newlands Avenue
Radlett
Hertfordshire WD7 8EL**



Set behind gates on arguably Radlett's finest road, is this breath-taking family home which has been meticulously designed and built to the highest of standards. Benefiting from over 9,300 sq.ft of accommodation and on a plot stretching to almost 0.5 of an acre, all within walking distance of Radlett bustling high street, mainline station, local shops and places of worship.

Approached via an attractive sweeping carriage driveway offering parking for numerous vehicles and with access to the garage, the grand 36' entrance hall features a full height vaulted ceiling flooding the whole area with natural light and showcases the stunning staircases that lead to the upper floors and lower level.

The ground floor comprises of; three reception rooms, large study, beautiful kitchen / breakfast room, downstairs WC and separate annex/kitchen as well as access to the large integral garage. The impressive lower floor is beautifully constructed and comprises of a stunning cinema room, gym, sauna and a 53' indoor swimming pool with bi-folding doors opening up onto rear garden as well as a shower room, WC, boiler room and utility room.

To the first floor there are four double bedrooms all with en suites and the master bedroom with a dressing room. There is a useful self contained annex to the side of the property its own kitchen, bedroom, living room and bathroom, ideal for guests or an Au pair.

The second floor has two further bedrooms, a bathroom and a storage area, as well as each having their own balcony. As you would expect of a house of this calibre the property offers an extensive range of modern features including under floor heating throughout, full alarm and CCTV system, full audio/visual distribution system throughout and much more.

