

| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | |
| G | (1-20) |
| F | (21-38) |
| E | (39-54) |
| D | (55-68) |
| C | (69-80) |
| B | (81-91) |
| A | (92 plus) |
| Very energy efficient - lower running costs | |
| Current | Potential |
| 64 | 72 |



Approx. Gross Internal Area: 439.3 m² - 4729 ft²

Rear Garden extends to 120' X 72' Max

Malthouse Place WD7

LUMLEY ESTATES



**Malthouse Place, Radlett
Freehold**

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Malthouse Place
Radlett
Hertfordshire WD7 8EX



Located off Newlands Avenue in a gated cul-de-sac is this spacious 5 bedroom detached house. This substantial and imposing detached family home boasts a wealth of accommodation including two large reception rooms, lounge, dining room, family room, living room, w/c, utility and fully fitted kitchen/breakfast room. Leading onto an impressive conservatory / swimming pool room benefitting from a 34' pool, poolside shower, bi-folding outside doors and a WC.

The master bedroom benefits from a large en suite bath / showeroom with his and her sinks and fully fitted wardrobes. The top floor also contains 4 other double bedrms and a large family bathroom. Further benefits include a double garage and a driveway offering off street ample parking. To the rear is a large well maintained lawned garden with enough room for a football goal and large patio area which is ideal for family barbeques. Planning permission has also been granted to add two extra bedrooms, adding 800 Sq.Ft to the property.

<https://www6.hertsmere.gov.uk/online-applications/applicationDetails.do?keyVal=P0JU49IFL0100&activeTab=summary>

