



Treetops

RADLETT / HERTFORDSHIRE



A breath-taking family home which has been meticulously designed and built to the highest of standards. Benefiting from over 5,800 Sq.ft of accommodation and on a plot stretching to almost 0.45 of an acre



Treetops

RADLETT | HERTFORDSHIRE | WD7 8PR

St Albans 5 miles | Watford 6 miles | Central London 16.5 miles | Luton Airport 17.5 miles | Heathrow Airport 25 miles

*Direct trains from Radlett to St Pancras in 22 minutes.
(All distances and times approximate).*

Stunning entrance hall | 3 Reception Rooms | Superb kitchen
Study | Cinema Room | Gym | Outdoor pool
Master bedroom suite with dressing room and en-suite bathroom | 4 further bedrooms.
Ample parking behind gates | Large L-shaped Garden
Neatly manicured gardens and grounds
Approximately 5,880 sq. ft.
For sale Freehold.



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Approached via gates opening onto a substantial driveway offering parking for numerous vehicles and with access to the garage, the welcoming entrance hall opens onto the main reception rooms and the stunning staircase that lead to the upper floors.





Shopping: There is convenient day-to-day shopping in Radlett half a mile away. More extensive shopping amenities can be found in Watford 6 miles, St Albans 5 miles or in the West End which is an easy drive by car in 20 miles or by train in 22 minutes.



Schooling: There are some outstanding schools for both boys and girls within easy daily driving distance. These include notably Harberdasher's Boy and Girls School, Queenwood School for girls, Purcell School of Music, Aldenham School, Harrow, St Albans School and Eton College.



Airports: Luton Airport and Heathrow Airport are within 17.5 miles and 25 miles respectively. Northolt Private Airport is also convenient about 10 miles to the south.



Communications: Radlett is superbly located for access into London via the A1 M or M1 with Junction 5 lying within 3.5 miles or the M25 Junction 22 within 3.5 miles. This gives fast access into Central London or the national motorway networks.



Golf Courses: There are a number of good golf courses nearby including Aldenham Golf and Country Club, Moor Park Golf Course, Brocket Hall, Verulam Golf Course and The Grove Country Club and Spa also nearby.



Ground Floor

The ground floor comprises of; three good sized reception rooms, one bay fronted and the other with bi-folding doors opening out to the 115 foot rear garden, followed by a large study, beautiful kitchen / breakfast room, utility room, downstairs WC and gymnasium as well as access to the large integral garage.



















First and Second Floor

To the first floor there are three double bedrooms two with en suites and the master bedroom with a dressing room. The second floor has one further bedroom, a bathroom and a utility room / laundry room as well as a stunning 19' cinema room.

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.







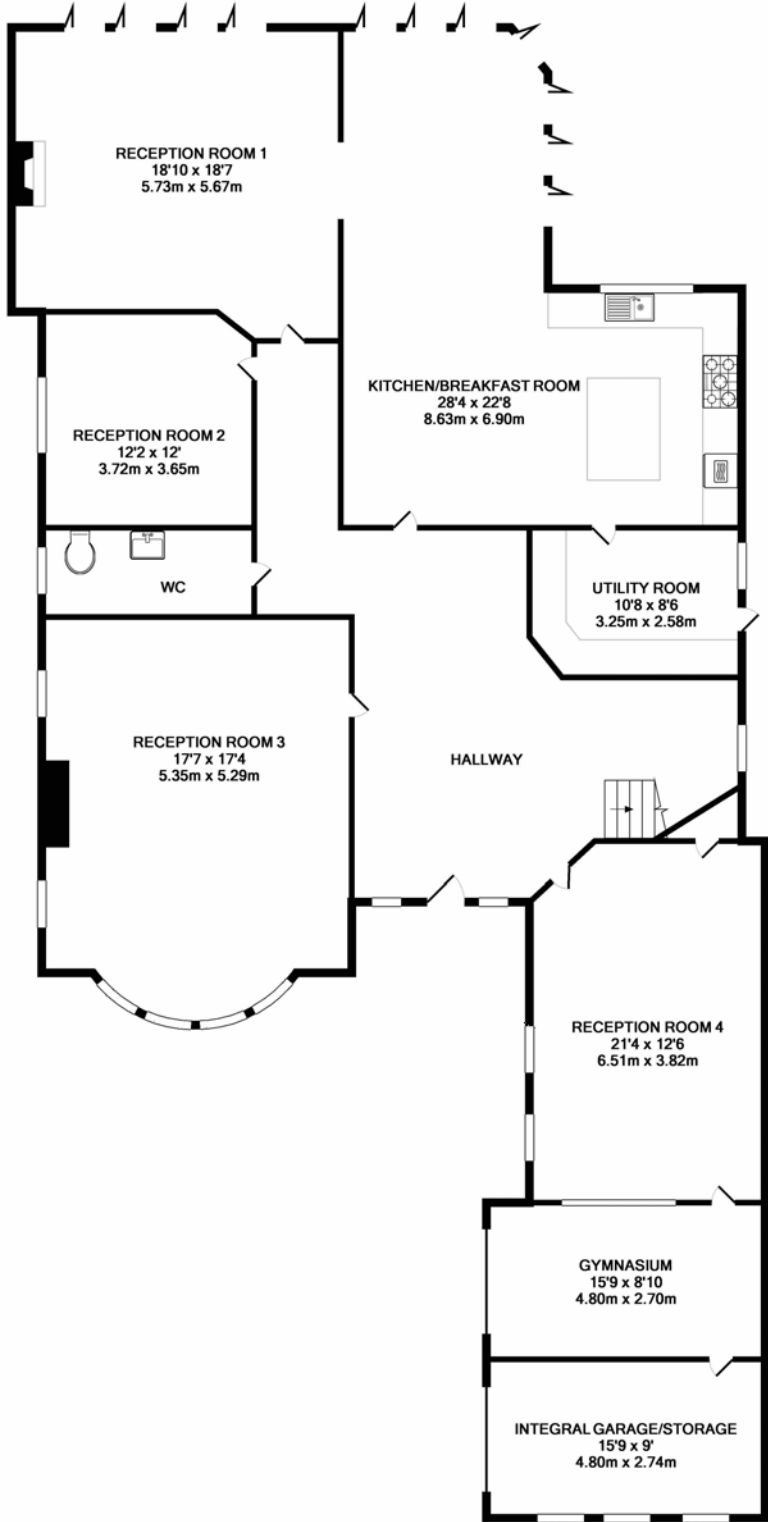




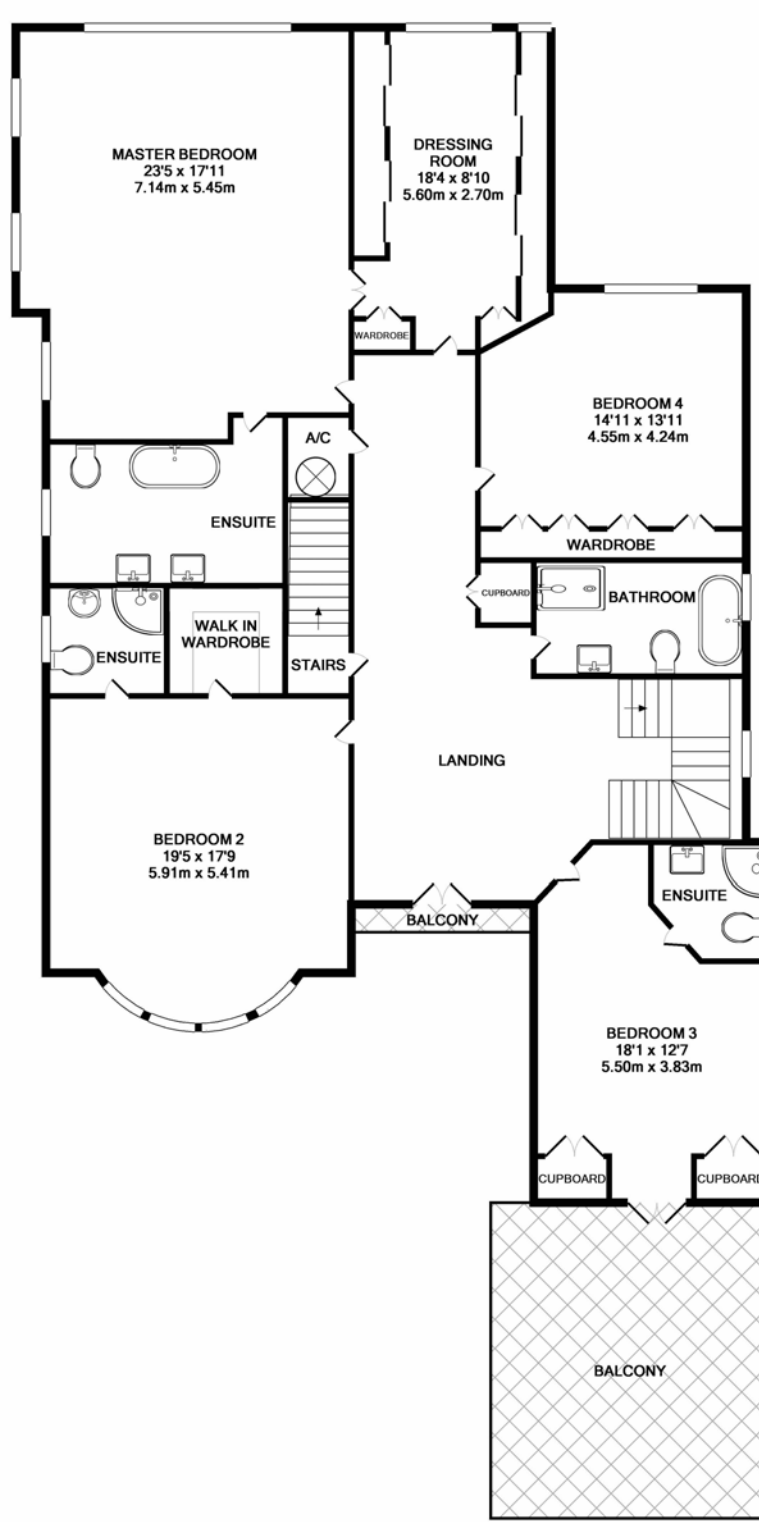




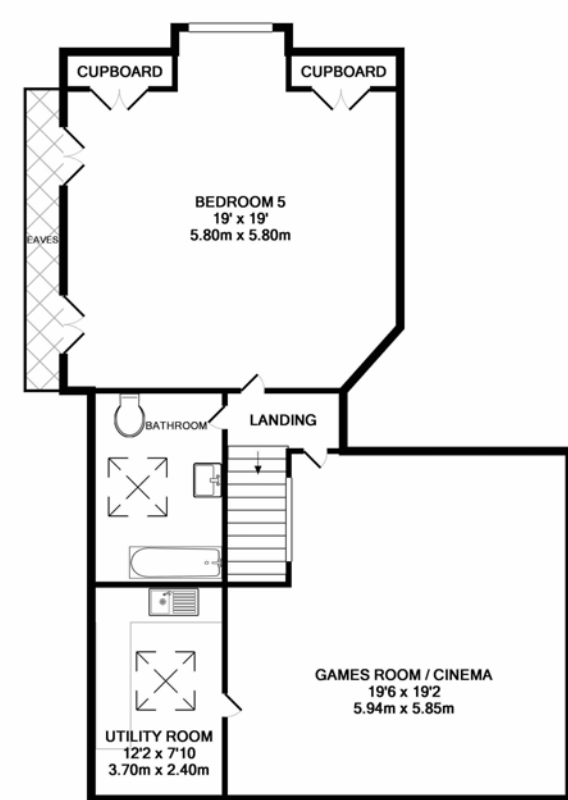




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 5888 SQ.FT. (547.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan or a true and correct representation 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.
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E S T A T E S
