

**STATONS**

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**STATONS  
RADLETT**

50 Watling Street  
Radlett

Herts WD7 7NN  
01923 604 321

radlett@statons.com



**Beech Avenue, Radlett**

# Beech Avenue, Radlett WD7 7DD

A fantastic, 2,239 Sq. ft 5 bedroom detached family home in this private residential road, situated in the heart of Radlett. Located within walking distance to Radlett's shops and restaurants, mainline station, top schools, and places of worship.

This spacious property comprises a large lounge/conservatory with a bay window aspect, kitchen/dining room, downstairs bedroom, shower room with W/C and garage. To the first floor there are four bedrooms of a good size (2 with en-suite), fifth bedroom / upstairs study and family bathroom.

This house offers an ideal opportunity for one looking to jump onto the Radlett property ladder and could make a truly wonderful family home with a little modernisation and imagination. A carriage driveway and parking for several vehicles completes the property.















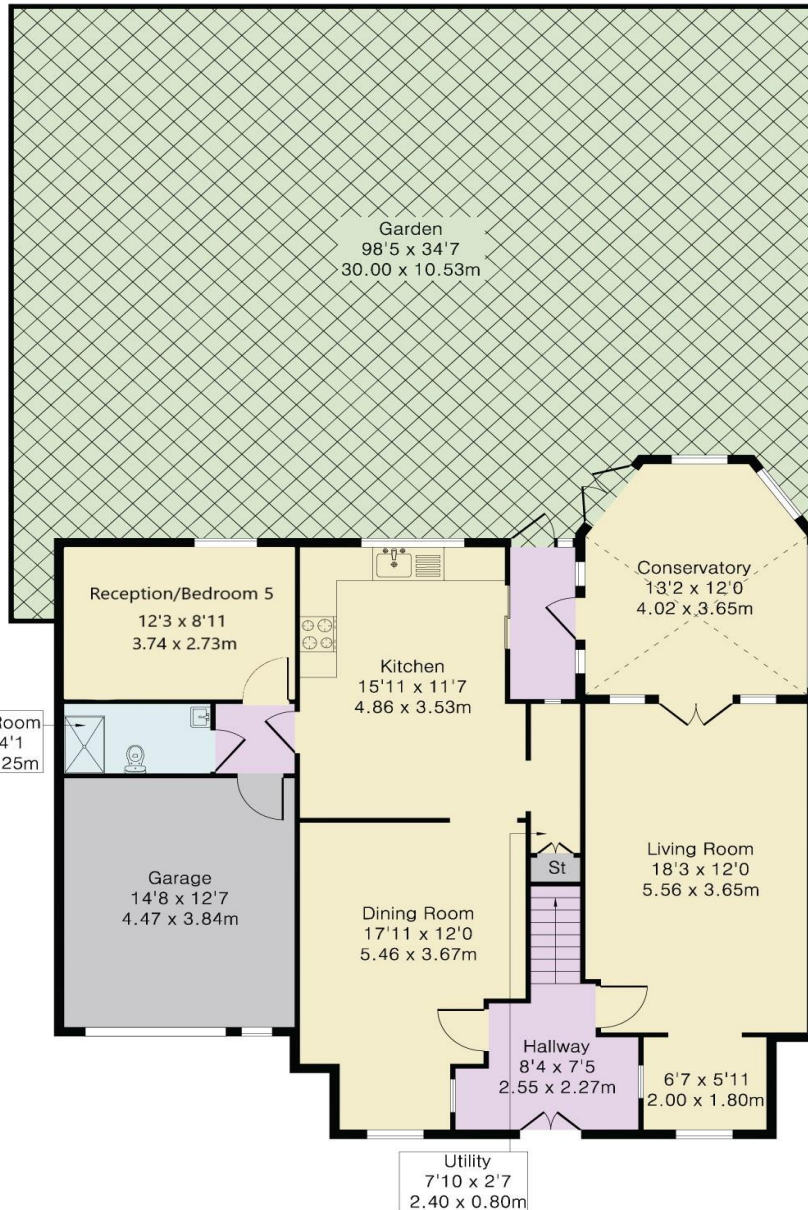




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

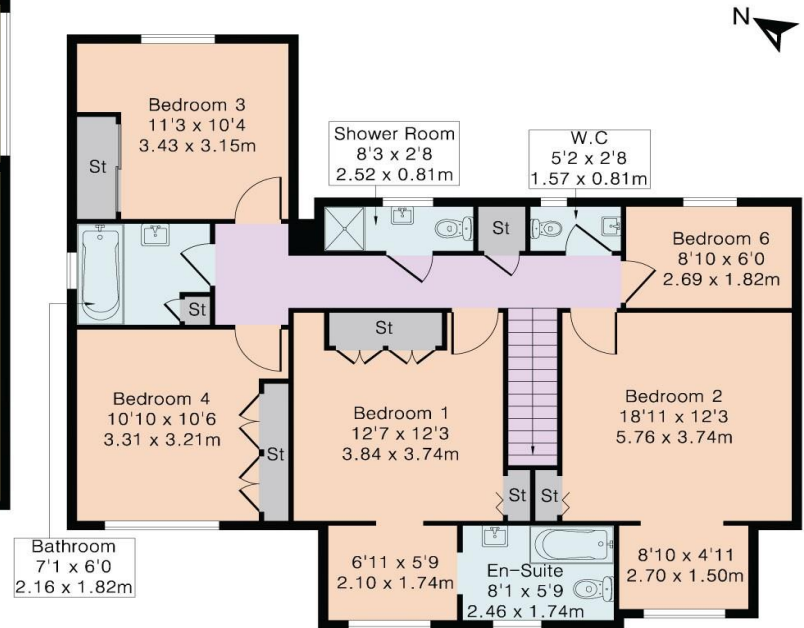
Local Authority:  
Hertsmere Borough Council  
Council Tax Code: G  
FREEHOLD

**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



Ground Floor

Approximate Gross Internal Area 2239 sq ft – 208 sq m  
Ground Floor Area 1304 sq ft – 121 sq m  
First Floor Area 935 sq ft – 87 sq m



First Floor

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