



LUMLEY
ESTATES

Ivy Grove

Radlett, Hertfordshire

Ivy Grove is a boutique development of just four thoughtfully designed four/five-bedroom semi-detached homes, located in the highly desirable village of Radlett, Hertfordshire. Surrounded by greenery, these homes combine generous living space with a calm, leafy setting.

KEY FEATURES

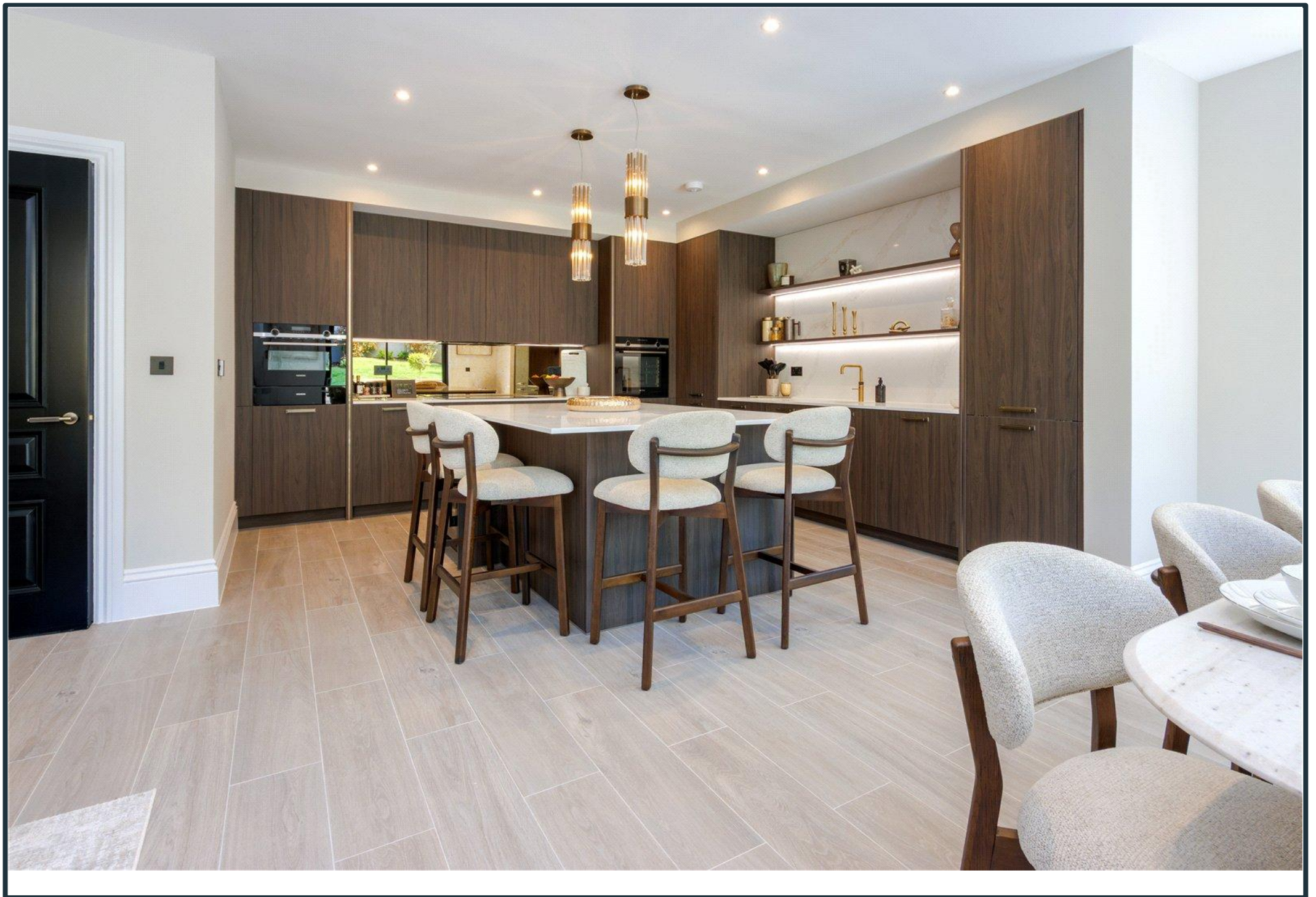


Luxury designer kitchen featuring stone worktops, dark walnut soft-close cabinetry, antique brushed brass finishes, and premium Siemens integrated appliances, plus a stylish island with pendant lighting.

Smart and connected home with pre-wired Cat 6 data, USB charging points, integrated TV points, and modern lighting schemes throughout.

Energy-efficient modern living with an air source heat pump, full underfloor heating throughout, and an installed EV charger for future-ready convenience.









The Property

Each property has been carefully crafted with modern family life in mind, blending stylish interiors with practical layouts. Open-plan kitchen and dining areas look out onto the garden, creating a natural space for both everyday living and entertaining, while separate lounges and dedicated study areas provide flexibility for work and relaxation.

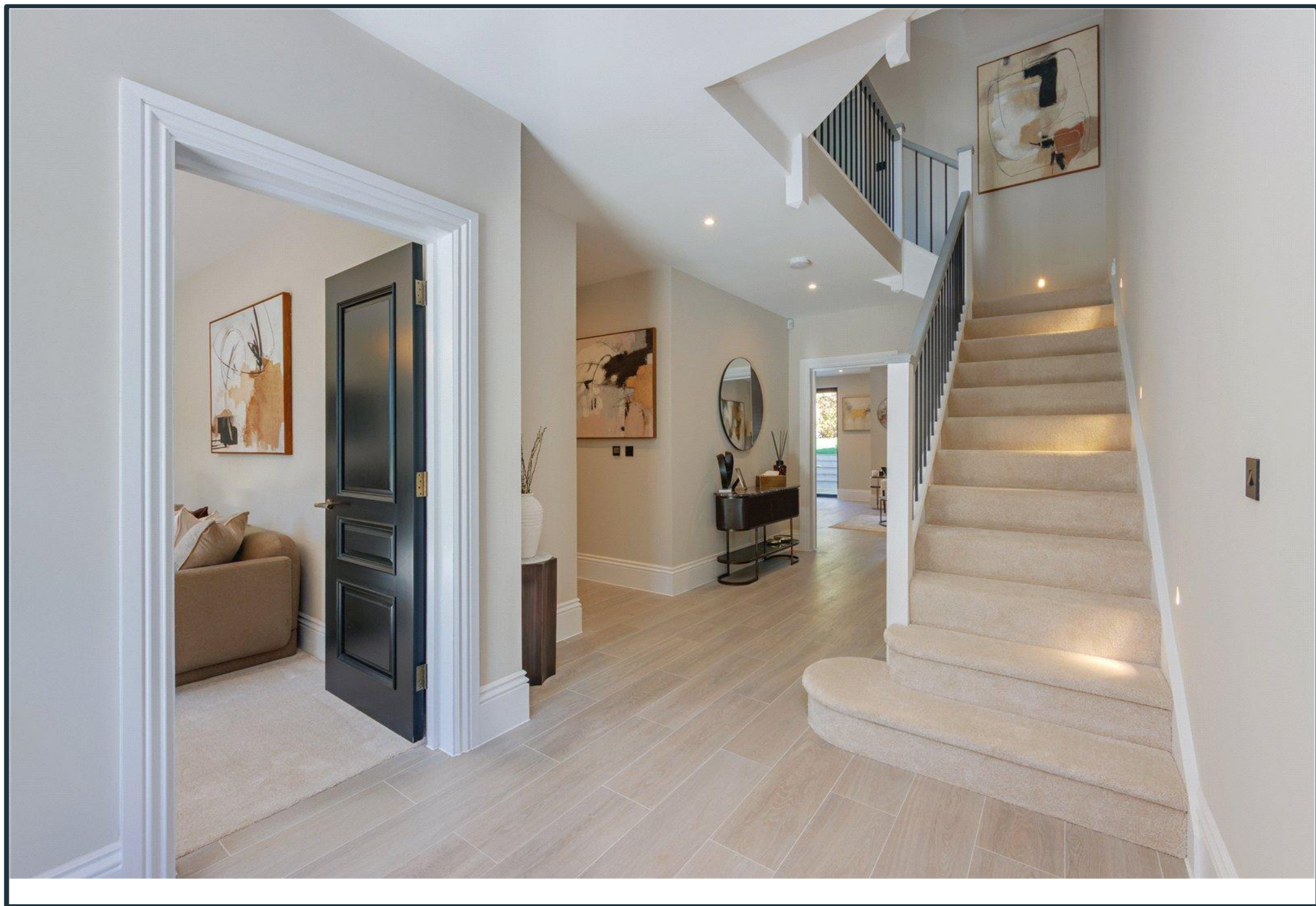
Every home reflects commitment to quality, with a high specification evident throughout. From the moment you step inside, the attention to detail is clear—from the elegant wood-effect flooring across the ground floor to the soft carpeting in each bedroom, all chosen to create a warm yet refined finish.

The kitchens are designed to be the heart of the home, featuring central islands, sleek cabinetry, stone worktops, and a full range of integrated appliances. Bathrooms are finished with timeless sanitaryware and high-quality fittings, offering a clean and sophisticated feel.

Sustainability is also a key consideration, with each home equipped with an air source heat pump for improved energy efficiency.

Beyond design and finish, every Ivy Grove home comes with a 10-year structural warranty, ensuring confidence in the quality and durability of your new home for years to come.





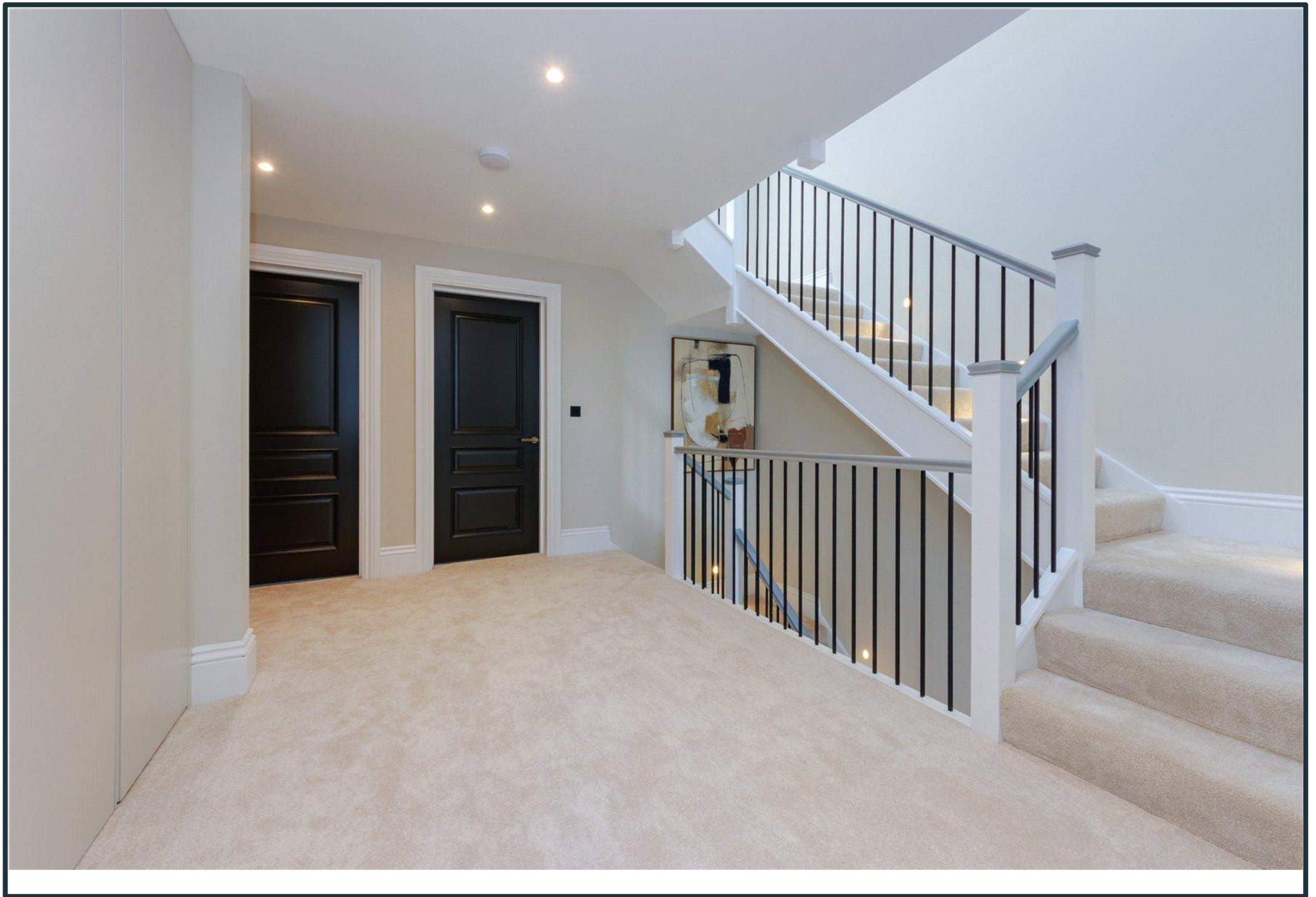
THE PROPERTY & LOCATION

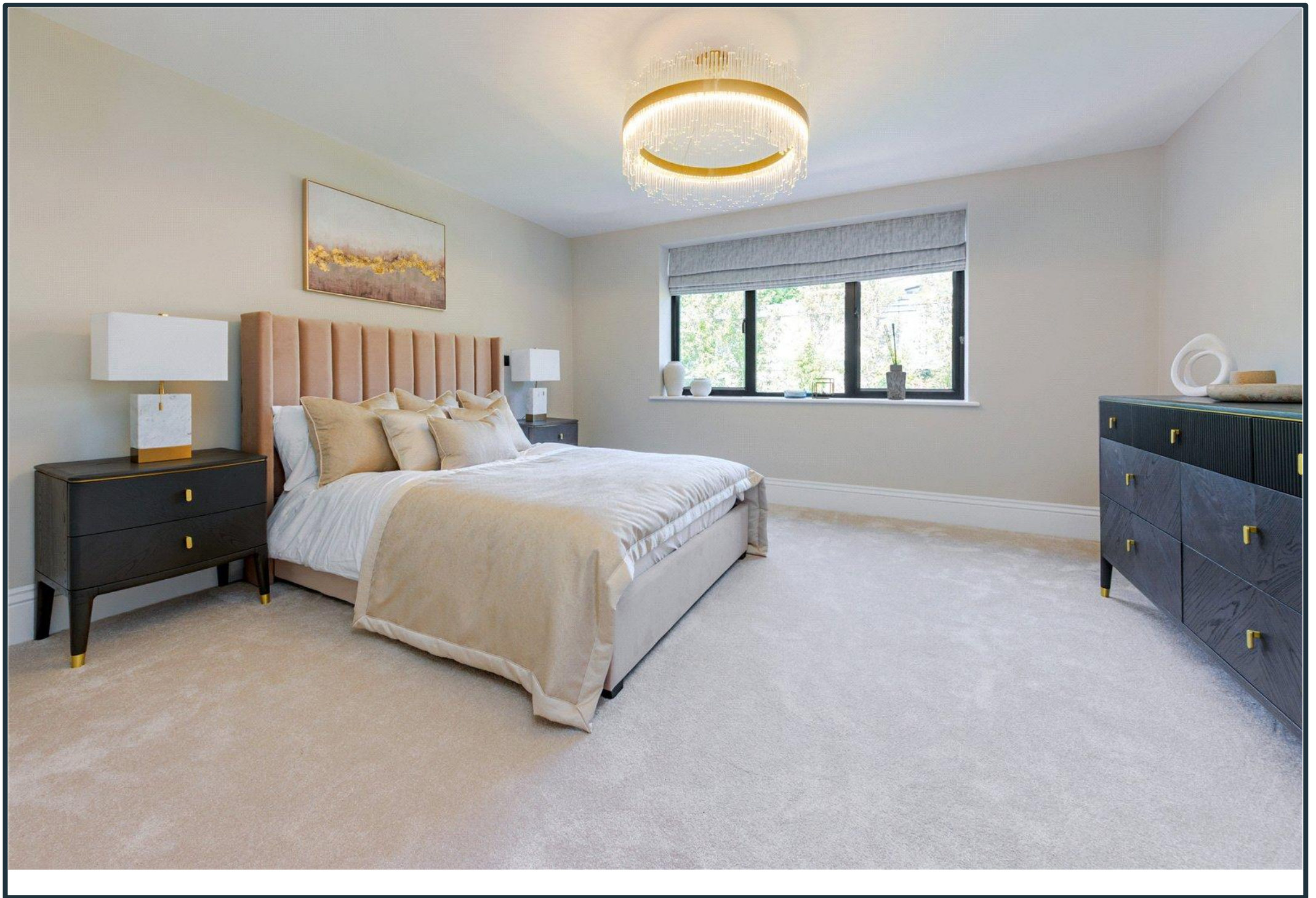
Set in the highly desirable village of Radlett, Ivy Grove offers modern family homes in an excellent commuter location.

Radlett is a sought-after Hertfordshire village with outstanding transport connections. Radlett station provides fast Thameslink services to London St Pancras in just 26–29 minutes, while the village lies minutes from the M25, M1, and A1(M), making journeys to central London, Luton, Watford, and beyond quick and convenient. Local buses link easily to St Albans, Watford, Hatfield, and Borehamwood.

The area is renowned for its excellent schools. Families benefit from a choice of seven Ofsted-rated Good state primary schools within three miles, plus the Outstanding Queens' School (2.5 miles away). Prestigious independent options nearby include Edge Grove School, Aldenham School, Radlett Preparatory School, and the highly regarded Haberdashers' Boys' and Girls' Schools – all within three miles.

Each Ivy Grove home is thoughtfully designed for contemporary family life, featuring stylish open-plan kitchen and dining areas overlooking the garden, flexible living spaces, high-specification finishes, and an air source heat pump for energy efficiency. Every home is backed by a 10-year structural warranty.



























GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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Traditional Values
with a
Modern **APPROACH**