

LUMLEY
ESTATES



The Grove

Radlett

A truly exceptional family home offering over 4,500 sq. ft of beautifully presented accommodation. This impressive detached residence features 5 reception rooms, 6 bedrooms and 5 bathrooms, including a luxurious principal suite with dressing room and en-suite. Set within mature, private gardens, moments from Radlett High Street with a large cinema room, gym and extensive outdoor entertaining space.

KEY FEATURES



5



6



5

- Cinema room, gym & large home office
- Stunning open-plan kitchen/breakfast/family room opening to the garden
- Offering over 4,500 sq. ft

Freehold

EPC C

Council Tax G











ACCOMMODATION

This exceptional family home offers versatile and beautifully appointed accommodation arranged over three floors. The ground floor provides impressive scale and flow, with a grand entrance hall leading to a stunning open-plan kitchen/breakfast/family room with large sliding doors to the patio and garden, a large orangery, a cinema room, a snug/tv room and a study.

The first floor hosts the principal bedroom suite with dressing room and luxurious en-suite bathroom, together with three further double bedrooms one with an en-suite and a family bathroom.

The second floor offers two additional bedrooms (or flexible space) with another bathroom.

Additional highlights include a fully equipped gym, a large utility room, an auxiliary kitchen and air-conditioning to all bedrooms as well as the gym and cinema room.

Throughout, the property benefits from high ceilings, natural light, and a seamless blend of contemporary design with high-quality finishes.









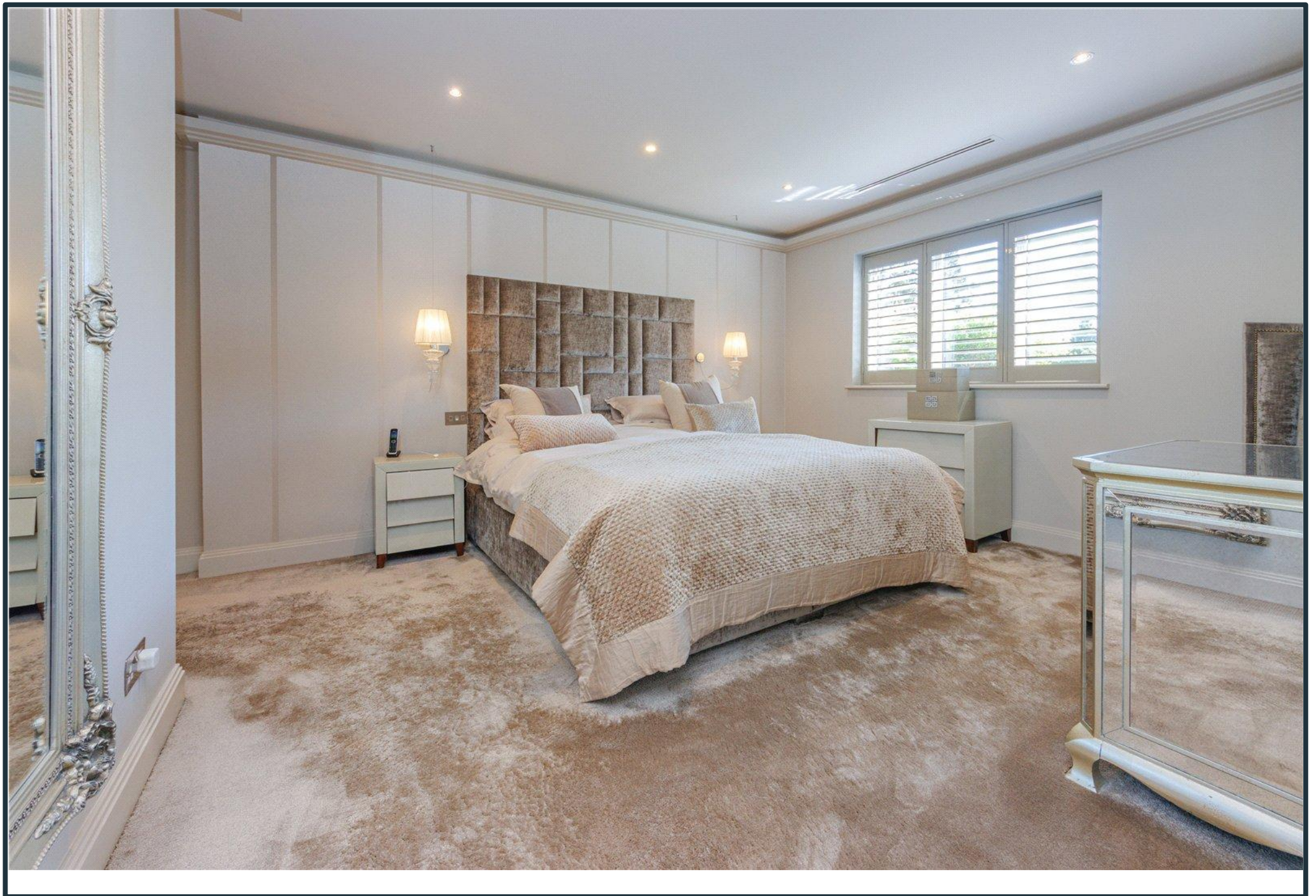
THE PROPERTY & LOCATION

The Grove is an outstanding modern family home situated in one of Radlett's most desirable and private no-through roads. The property sits centrally within its plot, enjoying a high degree of seclusion and benefitting from a south west facing garden, while remaining conveniently located for all the amenities Radlett has to offer with Radlett High Street and Station minutes' walk.

Radlett is renowned for its excellent quality of life, with highly regarded schools (including Radlett Preparatory School and nearby independent options), a vibrant high street with boutique shops, cafés, and restaurants, and outstanding transport links. The mainline station provides a fast and frequent service into London Euston (approx. 20–25 minutes), while the M25 (Junction 22) and A41 are within easy reach for road travel.

The surrounding area offers an abundance of green space, including Aldenham Country Park and beautiful Hertfordshire countryside, making The Grove the perfect balance of luxurious family living with excellent connectivity.



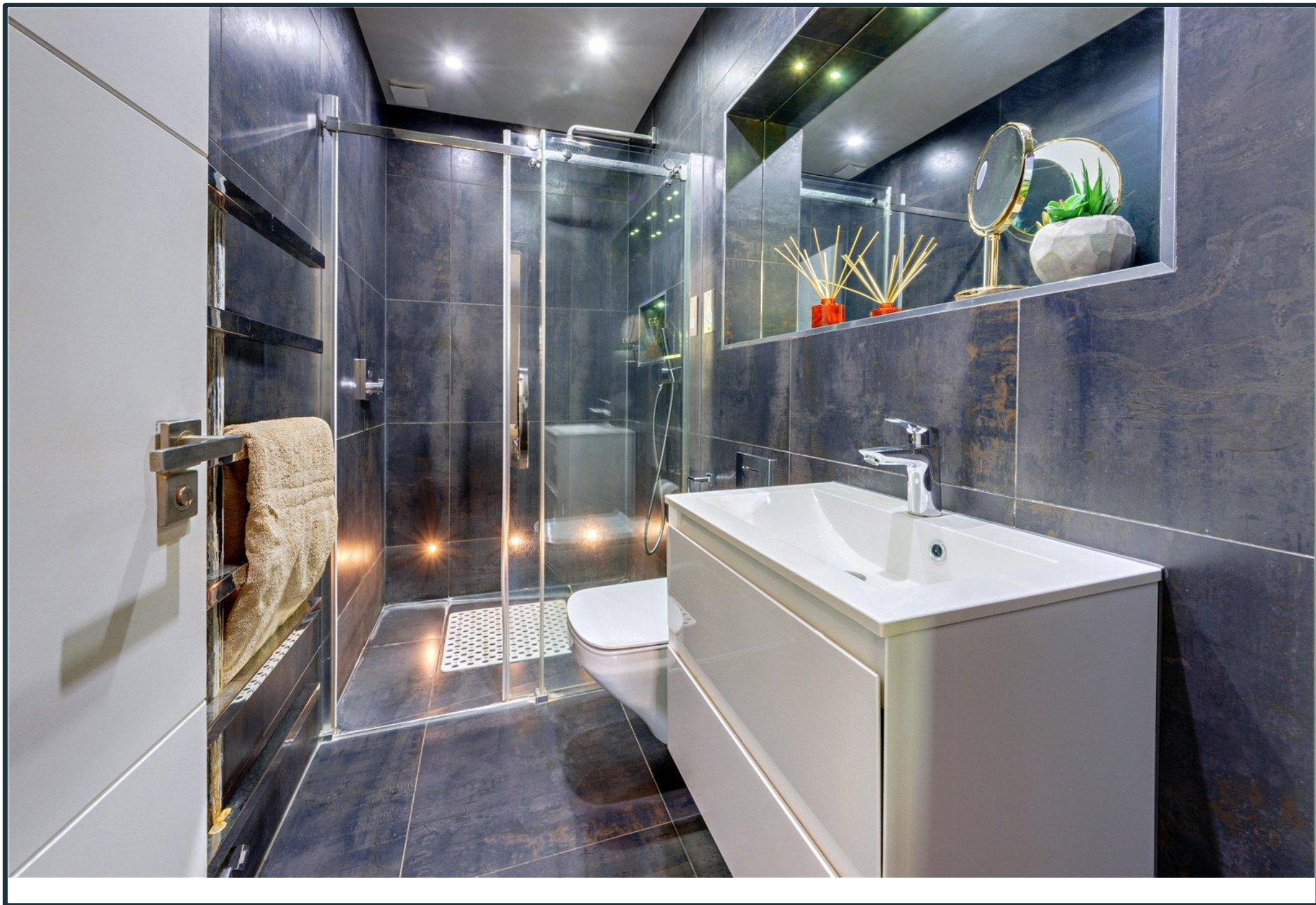




















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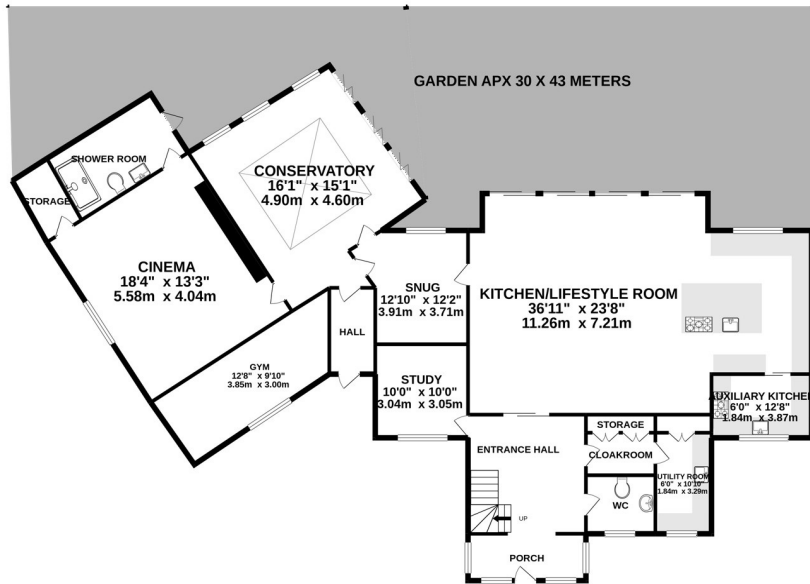
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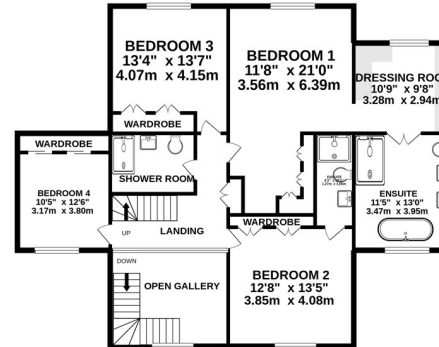
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Traditional Values
with a
Modern **APPROACH**

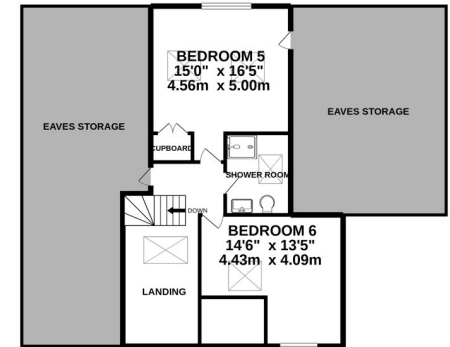
GROUND FLOOR
2517 sq.ft. (233.8 sq.m.) approx.



1ST FLOOR
1316 sq.ft. (122.2 sq.m.) approx.



2ND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 4508 sq.ft. (418.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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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