



LUMLEY
ESTATES

Loom Lane

Radlett, Herts



Occupying a prestigious position on Loom Lane, Radlett, this exceptional detached residence extends to almost 6,000 sq. ft of beautifully arranged accommodation over four floors.

Designed for modern family living and entertaining, the property offers an impressive combination of generous reception space, a substantial lower-ground leisure level, six bedrooms, landscaped gardens and a detached garage, all within one of Hertfordshire's most sought-after residential locations.

KEY FEATURES



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- Approximately 5,987 sq. ft of accommodation arranged over four floors
- Seven bedrooms including a luxurious principal suite with dressing room and en-suite
- Superb entertaining space with a large kitchen/breakfast room, multiple reception rooms and an extensive lower-ground leisure level

Freehold

EPC C

Council Tax H







ACCOMMODATION

Ground Floor

The ground floor is centred around a striking and welcoming entrance hall with guest cloakroom and staircase rising to the upper floors. A generous 23'11 kitchen/breakfast room forms the heart of the home, complemented by a 25'9 TV room/orangery and an elegant dining room. There is also a 20' formal reception room and a substantial office/further reception room.

Lower Ground Floor

The lower-ground floor provides outstanding additional living space and leisure accommodation. Highlights include a large 27' gym/games room, a bedroom suite, an additional bedroom, utility room, plant room and bathroom facilities including steam room, making this level perfect for guests, older children, staff accommodation or leisure use.

First Floor

The first floor offers a magnificent 25' principal bedroom with dressing room and luxurious en-suite bathroom. Two further well-proportioned double bedrooms are served by additional en-suite bathrooms, providing excellent family accommodation.

Top Floor

The top floor comprises two impressive double bedrooms, each enjoying excellent proportions and access to separate shower rooms, creating an ideal space for teenagers, guests or live-in staff.

Garage

A detached 23' double garage provides excellent secure parking and storage with room above with bathroom. There is also extensive driveway parking set behind gates.





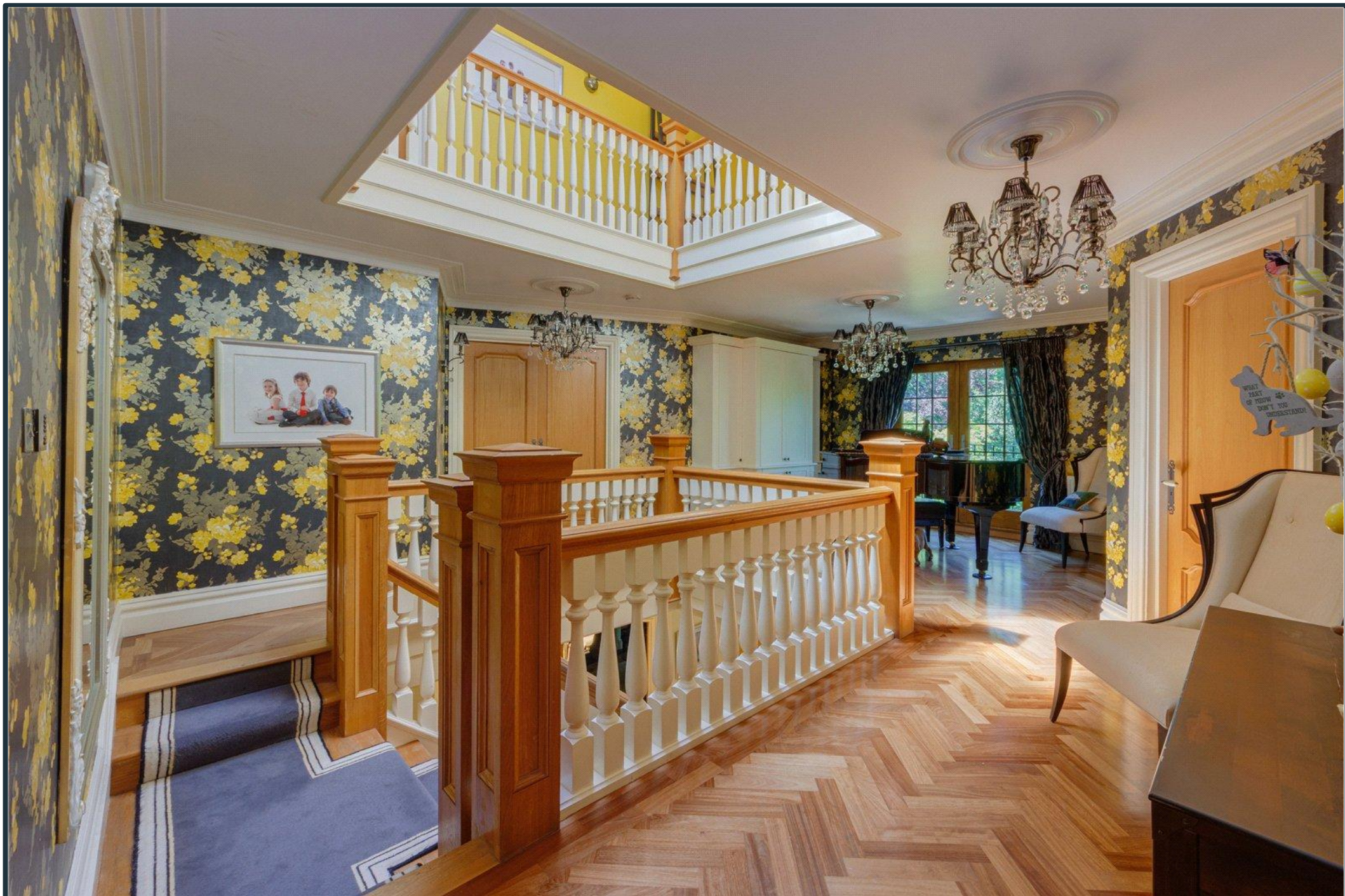












THE PROPERTY & LOCATION

Designed by the renowned RM Partnership, the property offers approximately 6,306 sq ft of internal habitable accommodation. The home has been thoughtfully specified throughout, featuring gravity drainage from the lower ground floor (eliminating the need for pumps), comprehensive air conditioning, a centralised vacuum system, and integrated ceiling speakers throughout, all controlled via a central stereo system. Above the garage is a substantial additional room, similar in footprint to the garage itself, offering excellent potential for conversion into a fully habitable office, studio or guest accommodation, subject to the addition of dormer windows and any necessary consents, as demonstrated by neighbouring properties.

Loom Lane is widely regarded as one of Radlett's premier residential addresses, characterised by substantial detached homes and mature surroundings.

The village of Radlett is highly regarded for its excellent schools, strong community atmosphere and convenient access to both London and the wider motorway network. The property is also within easy reach of highly regarded state and independent schools including Haberdashers' Boys' School and Haberdashers' Girls' School.

This is a rare opportunity to acquire a substantial family home in one of Hertfordshire's most desirable locations.

LEISURE, AMENITIES & GROUNDS

The property benefits from attractive landscaped grounds with ample space for outdoor dining, entertaining and family recreation. Radlett offers an excellent selection of independent shops, cafés, restaurants and leisure facilities, while nearby golf courses, gyms and country parks provide superb recreational opportunities.

For commuters, Radlett Station offers fast services into London St Pancras, and the area is exceptionally well connected via the M1 and M25 motorway networks.













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**Approximate Gross Internal Area 6801 sq ft - 631 sq m
(Including Garage)**

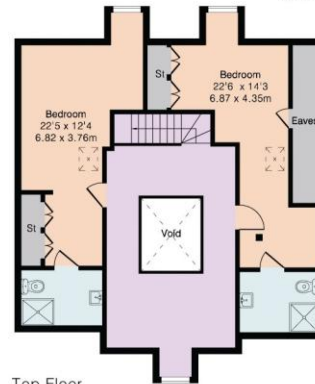
Lower Ground Floor Area 1750 sq ft – 163 sq m

Ground Floor Area 1835 sq ft – 170 sq m

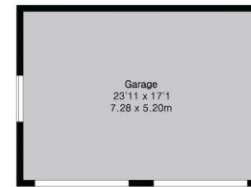
First Floor Area 1583 sq ft – 147 sq m

Top Floor Area 819 sq ft – 76 sq m

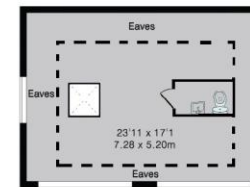
Garage Area 814 sq ft – 76 sq m



Top Floor



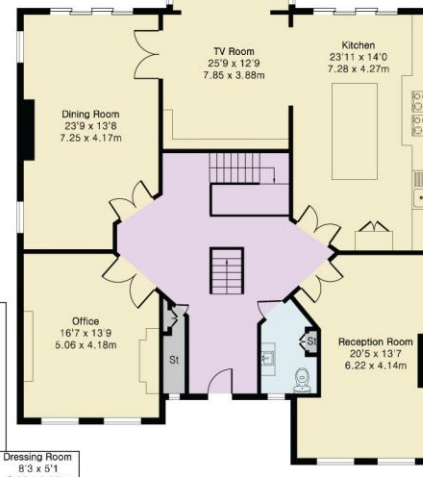
Garage



GARAGE FIRST FLOOR



Lower Ground Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Mark McDonald

01923 853366

mark@lumleyestates.co.uk

72 Watling Street
Radlett
WD7 7NP

Tel: 01923 853 366
info@lumleyestates.co.uk

<https://lumleyestates.co.uk/>

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with a
Modern **APPROACH**