
LUMLEY
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Newlands Avenue

Radlett | WD7 8EH

Newlands Avenue

Set back from one of Radlett's most prestigious roads, Newlands Avenue, this impressive detached family residence is nestled within beautifully landscaped gardens, offering both privacy and exceptional living space.

Lovingly extended and refurbished over the years, the property provides generous and versatile accommodation ideal for modern family living, with further potential to extend (subject to the necessary consents).

Occupying a remarkable plot of over 1.2 acres, the property boasts a total depth of approximately 500 feet. The stunning rear garden extends around 400 feet in length and over 100 feet in width, while the front garden spans an impressive 100 feet, creating a true sense of seclusion from the road.

The ground floor features six spacious reception rooms, all well-proportioned and filled with natural light. At the heart of the home lies an expansive kitchen/breakfast room that flows seamlessly into an additional reception area. A utility room, cloakroom, and a bright sunroom complete the ground level.

Upstairs, there are five generous double bedrooms, including a substantial principal suite, a family bathroom, and two further en suite bathrooms.

In addition, a self-contained annex offers excellent flexibility, comprising a reception room, garage, and a 25' games room on the ground floor. Upstairs, the annex features a 31' open-plan living space and a separate bathroom – ideal for guests, staff, or multi-generational living.

Externally, the grounds are equally impressive. A sweeping driveway offers ample parking, while the expansive gardens wrap around the home, incorporating a floodlit tennis court, swimming pool, and extensive lawns interspersed with mature trees, plants, and shrubs.

Viewing by appointment only.



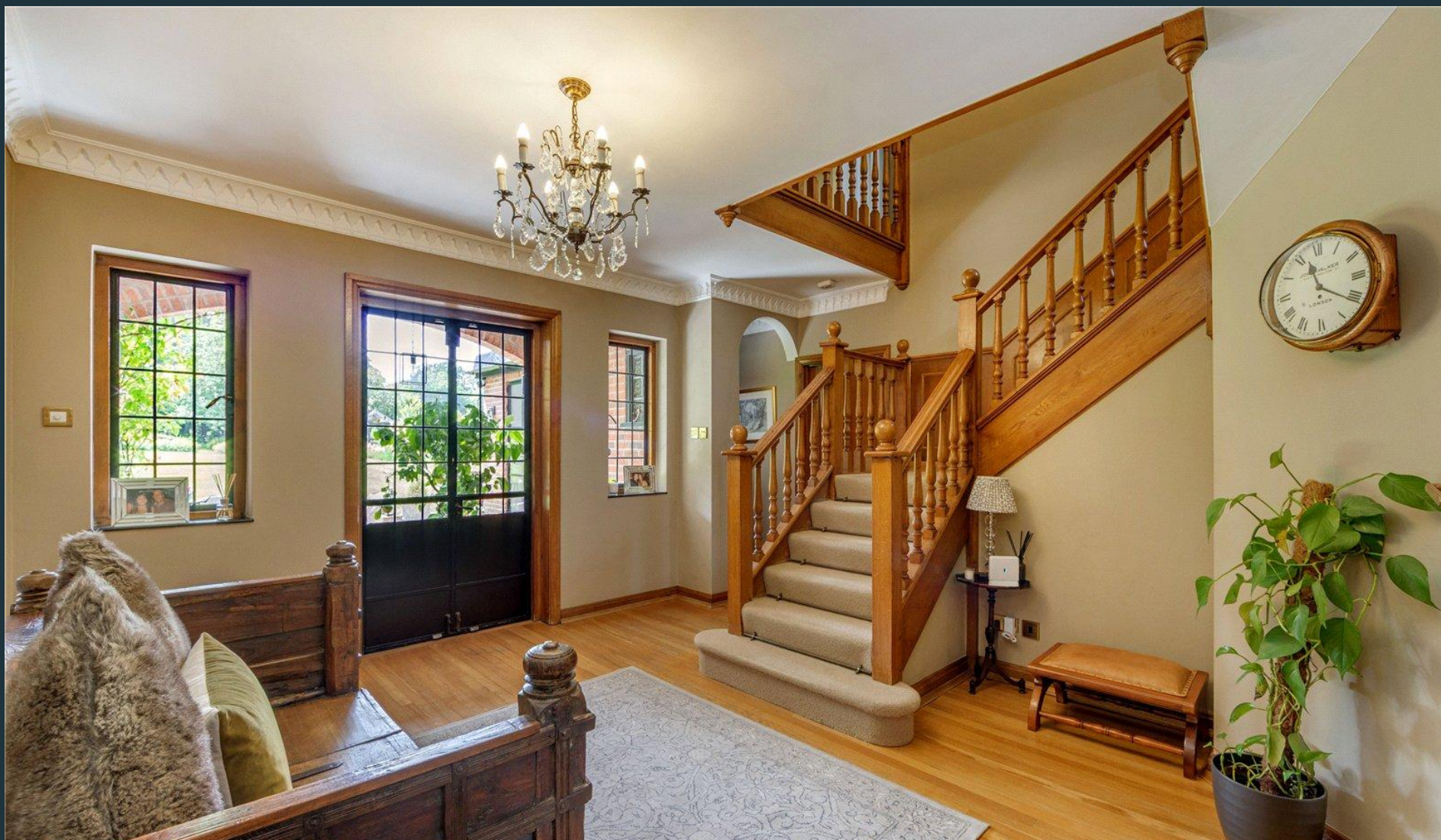
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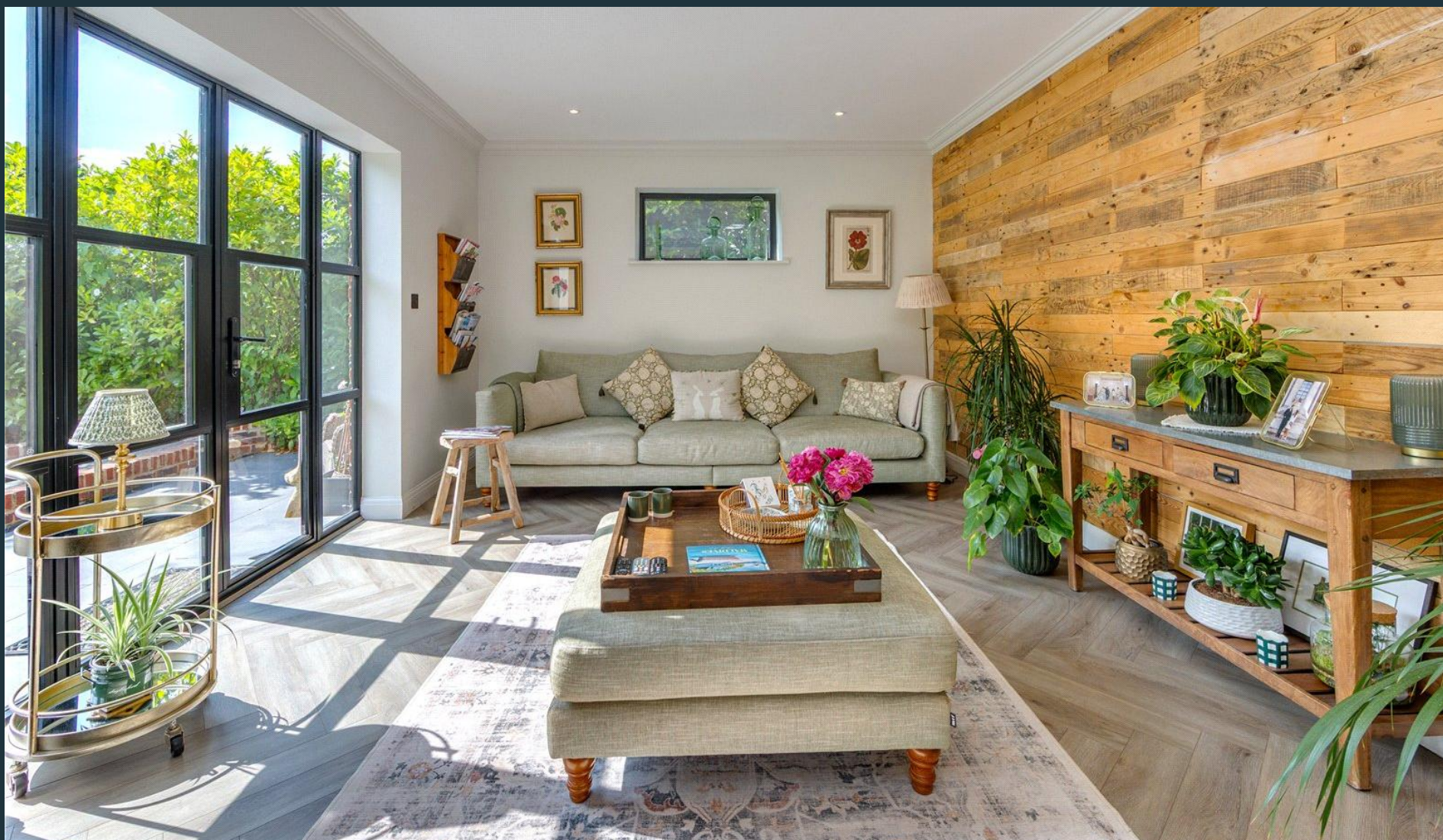
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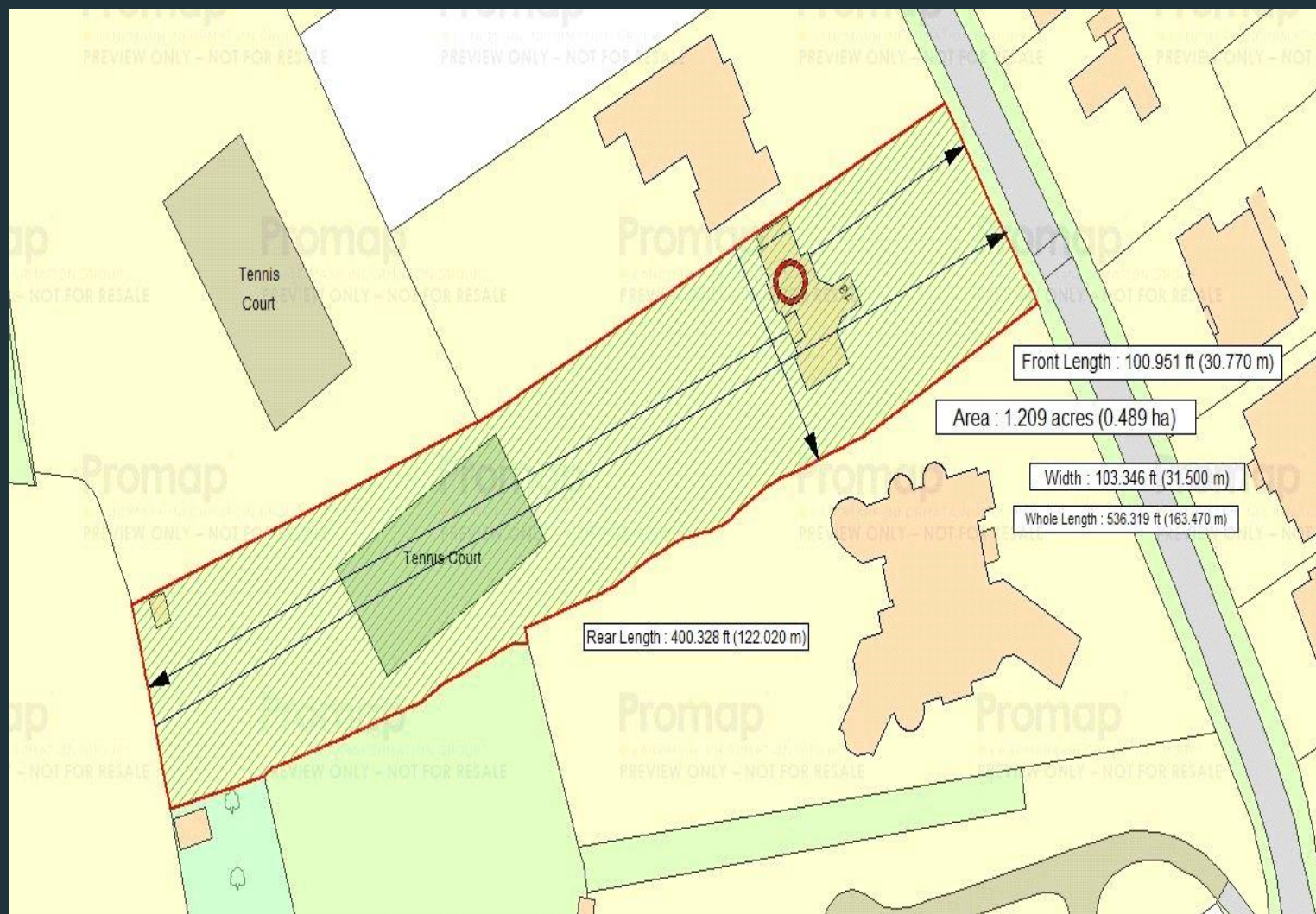
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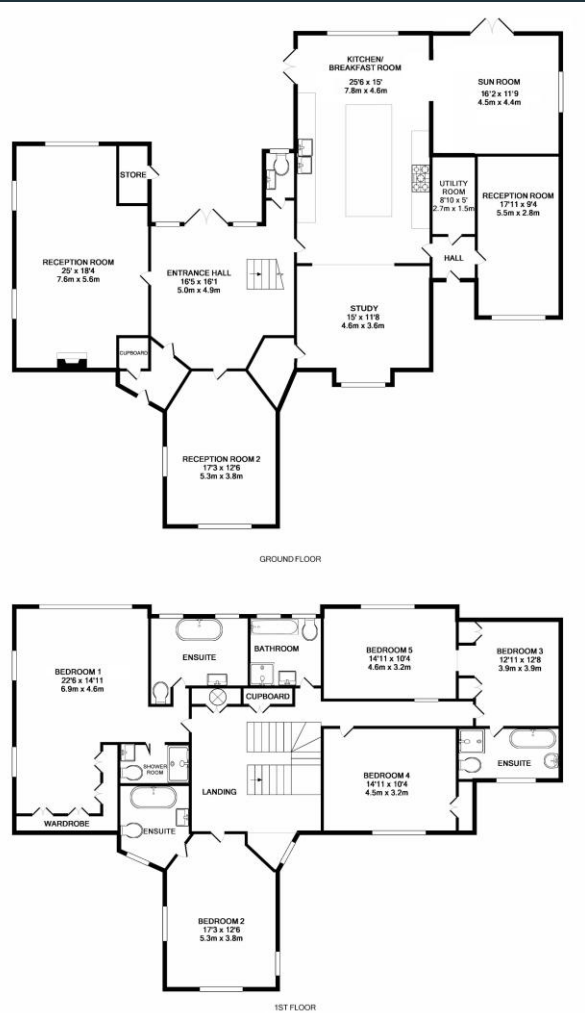
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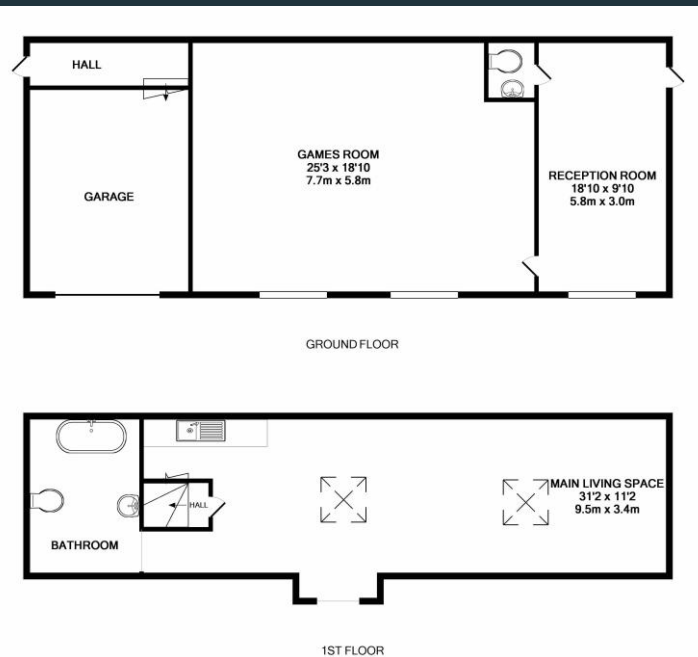
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TOTAL APPROX. FLOOR AREA 3200 SQ.FT. (297.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)
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