



PELICAN
— ESTATES —



This exceptional residence offers more than 1000 sq. ft of impeccably designed living space, discreetly positioned within a peaceful and highly desirable location in East Radlett.

Showcasing a striking single level design, this one-of-a-kind property combines architectural flair with superb versatility, creating an outstanding environment for modern living.

A sweeping driveway with ample parking and beautifully maintained gardens (including cricket pitch and Wi-Fi enabled digital scoreboard) further enhance the sense of exclusivity.

For technology lovers and home workers, a well-appointed mobile phone mast, provides excellent coverage to all major networks.

The front entrance sets an impressive tone, welcoming you through elegant, expansive bi-fold doors which open onto a generous patio — perfectly blending indoor and outdoor living.

A stylish set of changing rooms and contemporary bar area completes this property.

Green Street, Shenley, WD7 9BD

Guide Price £2,100,100

Pelican Estate Agents XI vs Sad Fat Dads With Pads CC

London Colney Cricket Club, Shenley | 30 July 2026

With the heatwave finally easing and the first sighting of rain since approximately the Norman Conquest, the Saddoes arrived at London Colney CC to face a Pelican Estate Agents XI made up entirely of people who, judging by appearances, had come straight from conducting viewings of "deceptively spacious" one-bedroom flats that barely fit a sofa.

After extensive pre-match negotiations between Pelicans Sales Director Matt and Saddoes Match Manager Wilson, a gentleman's agreement was reached. The Pelicans would bat first, largely because two of their players were still apparently "just five minutes away", a phrase estate agents have somehow made legally acceptable despite never being remotely true.

As the teams took the field, the contrast was stark. The Saddoes were resplendent in traditional whites, while the Pelicans arrived in bright blue T20 pyjama tops, looking less like a cricket team and more like a branch of estate agents who'd accidentally turned up to a sales conference on dress-down day.

Captain Tucker entrusted the opening valuations to James Naine and Clive. Naine, usually more economical than a Yorkshireman negotiating a parking fee, found himself surprisingly expensive early on as the Pelicans batsmen launched into their work. Every shot was advertised as "premium", every nick was described as "purposeful", and every thick inside edge into the leg side was somehow marketed as an "exciting opportunity".

Eventually Naine got his own back on the final ball of his spell. Producing a beautiful delivery, he tempted the Pelican batsman into accepting terms he couldn't honour. Frazer dived forward to complete a diving catch at point, effectively gazumping the opener before contracts had been exchanged.

Patch and Batty entered the attack and bowled well enough but found themselves operating in a fiercely competitive seller's market. Boundaries continued to flow as Pelican's batsmen launched deliveries into neighbouring developments.

At 62-1 after eight overs, Captain Tucker called upon Clampers. It started badly. His second ball disappeared for four. A lesser bowler might have reduced his asking price. Not Clampers.

The Saddoes' leading insurance executive simply rolled up his suit sleeves and got to work. His next delivery tempted the batsman down the track like Anton Du Beke attending an exclusive open house viewing. The batsman danced gracefully down the pitch, completely missed the ball, and Big Rog immediately completed the eviction process behind the stumps. "No onward chain."

Clampers struck again in his following over via an almost identical arrangement. In estate agent terms, he and Roger were operating like two sales negotiators shamelessly taking commission from both sides.

Unfortunately, Captain Tucker was enduring less favourable market conditions at the opposite end. Two massive sixes sailed over the boundary, prompting one Pelican batsman to retire on 25 not out. Having reached his desired valuation, he promptly withdrew the property from the market.

Then came the moment that changed everything. A female batter arrived at the crease.

The Saddoes, whose average age is believed to be somewhere between "mortgage free" and "eligible for a bus pass", responded with classic gentlemanly behaviour. Kevin thoughtfully reduced his pace to avoid embarrassing the newcomer. What the Saddoes didn't realise was that the supposedly harmless intern was Kelly Rowlings, a T20 title-winning county cricketer from New South Wales, Australia, spending the summer gaining work experience at the Pelicans' London Colney lettings office.

In hindsight, this was the cricketing equivalent of turning up to value a garden shed and discovering Buckingham Palace. Kelly immediately dismantled the Saddoes attack, plundering five boundaries on her way to an unbeaten 28. Busted's bowling in particular appeared to be listed on Rightmove under "Great Potential, Requires Significant Structural Work".

Her innings also sparked interest elsewhere. Stationed at square leg, a certain member of the Lewis family was observed making discreet enquiries regarding Kelly's relationship status via the opposition umpires. Sources suggest an initial expression of interest was lodged, although no formal offer had yet been submitted and negotiations remained at an early stage.

Once Kelly eventually returned to the pavilion, the Saddoes regained control. Roger completed another lightning-fast stumping this time from Frazer's bowling, while Kevin picked up two quality wickets, one thanks to a superb boundary catch from Tucker and another with a delivery that clipped the top of off stump like a surveyor uncovering an undisclosed subsidence issue.

The Pelicans closed on a very healthy 162-6 from their 20 overs. A lofty asking price. The Saddoes now faced the difficult question every buyer asks: "Will they accept a cheeky offer?"

The Chase

Captain Tucker sent out new recruit Clive alongside James Naine to open. The partnership resembled a classic property programme. Clive was the luxury penthouse: flashy, exciting and expensive. Naine was a Grade II-listed cottage: cautious, dependable and likely to still be batting several weeks later.

Against some delightfully hospitable bowling, the Saddoes got off to a decent start. Clive struck several attractive boundaries while Naine carefully surveyed the market.

Unfortunately, James departed for just two runs. Moments later Clive became far too enthusiastic about a tempting delivery, charged halfway down the pitch and missed completely. The wicketkeeper swiftly completed the paperwork, and Clive was removed from the market.

Lalit arrived and briefly boosted the property's value with a rapid eight runs before also being sold.

Throughout the innings the Pelicans proved remarkably sporting. On several occasions they overruled Saddoes umpire Patch and awarded wides themselves for deliveries drifting down leg side.

Patch appeared completely unaware. Whether this was due to concentration lapses or because his mind had wandered elsewhere remained unclear.

Attention continued to centre on Kelly Rowlings. Her fielding was exceptional, repeatedly hurling the ball back from the boundary with alarming ease. On one occasion she overshot the wicket entirely, prompting several Saddoes players to reevaluate both their throwing techniques and life choices.

Clearly impressed, the Pelicans captain handed Kelly the ball. Roger and Busted stood at the crease looking concerned. Patch simply looked smitten.

Kelly's first over of wrist spin was outstanding, conceding just two runs and leaving the batsmen completely bewildered. However, both Roger and Busted originate from a generation of men unwilling to be shown up by anyone, particularly a young Australian woman. Busted counter-attacked spectacularly. Retired 27 not out. The old boy had apparently decided to submit an all-cash offer.

Frazer joined Roger, and the pair kept things moving steadily. Sadly, the required rate kept climbing, and matters weren't helped when Roger suffered a back spasm attempting a quick single. After retiring hurt for a commendable 21 not out, he was immediately added to the growing Saddoes injury list and almost certainly someone's private healthcare premium.

Batty entered and confidently announced it was time to accelerate. The very next ball he was bowled. Estate agents would describe this as "brief but promising."

Captain Tucker arrived. He was promptly bowled. Fortunately for Tucker, the previous delivery had been a no-ball. After being persuaded by Frazer to "roll with" the unfamiliar concept of a free hit, he was granted a rare second viewing.

Sadly, it didn't last. With Frazer pushing a straightforward ball directly to a fielder, Tucker set off for a single with all the caution of an estate agent spotting a sales bonus. Frazer immediately sent him back. Tucker declined to listen. The result was a spectacular run out in which both batsmen ended up standing at the same end discussing whose fault it was while the bails were removed. Frazer's guilt was minimal given Tucker had technically already been out the ball before.

Patch arrived but appeared distracted by matters entirely unrelated to cricket. Frazer attempted to take responsibility for the chase but immediately holed out straight to Kelly, who completed yet another catch with irritating competence.

By the time Kevin arrived, the arithmetic had become impossible even by estate agent standards.

The Saddoes eventually closed on 128-6, some 34 runs short.

Officially a defeat. Unofficially, however, the Saddoes had surpassed their season-par score of 120 by eight runs, which in club cricket circles is roughly equivalent to adding "luxury executive residence" to the description of a two-bed terrace next to a bypass.

Result: Pelican Estate Agents XI 162-6, Sad Fat Dads With Pads CC 128-6. Pelicans won by 34 runs.



Matt, Sales Director and Captain of the Pelican Estate Agent XI



Tucker, Captain of the Saddoes ordering a triple vodka chaser after the game



Celebrating an 'above par' performance