

Theobald Street, Radlett

£1,050,000 (Freehold)

VILLAGE
ESTATES



A four bedroom semi-detached chalet bungalow located in this popular road which is in need of some modernisation.

The property consists of a large double reception room, a separate kitchen breakfast room and a further large dining/reception room with patio doors leading onto a 100ft garden. The ground floor also has two superb double bedrooms, one with its own en-suite bathroom and the other is a large bedroom that is currently being used as an office, a family bathroom and a garage.

On the first floor there are two further double bedrooms, and a shower room. The first floor also has an incredibly large loft room which is currently being used for storage but could be converted with the necessary planning consent.

To the rear is an approx 100' mainly laid to lawn garden with patio area, stunning trees, side access and bushes that give it a very private feel.

To the front is a large carriage driveway providing ample off street parking and access to a single garage.

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Village Estates
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



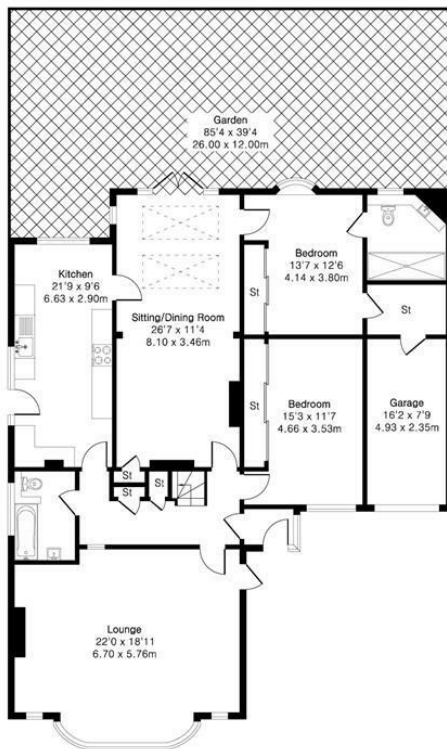




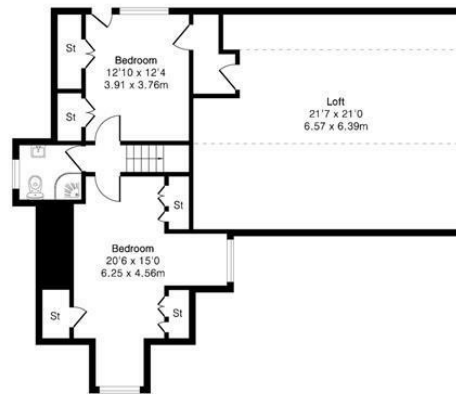
**Approximate Gross Internal Area 2774 sq ft - 258 sq m
(Including Garage)**

Ground Floor Area 1730 sq ft – 161 sq m

First Floor Area 1044 sq ft – 97 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	