

Watling Street, Radlett

£925,000 (Freehold)

VILLAGE
ESTATES



This charming period semi-detached house is situated in the heart of Radlett on Watling Street. Spanning approximately 1,559 square feet of internal living space, is this well presented three double bedroom house.

The ground floor features a good sized hallway which gives direct access to the front reception room with a beautiful bay window. There is another reception room with a feature fireplace and a large kitchen and family room with double doors out to the private garden.

On the first floor there are three double bedrooms, the principle bedroom has fitted wardrobes and an en-suite bathroom, the other two double bedrooms both have fitted wardrobes and a family bathroom.

To the rear of the property a secluded west facing garden with a patio area which is ideal for summer entertaining.

To the front of the property there is ample off-street parking for approximately two cars and access to the garage.

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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 1559 sq ft - 145 sq m
(Excluding Garage)**

Ground Floor Area 874 sq ft – 81 sq m

First Floor Area 685 sq ft – 64 sq m

Garage Area 187 sq ft – 17 sq m



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		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	