

**Cane Drive, St. Albans**

**£985,000 (Freehold)**

**VILLAGE**  
E S T A T E S



A luxury four double bedroom detached family home, built by Linden homes a short distance from Radlett Village Station with direct links to Central London.

Presented in immaculate condition. The accommodation comprises on the ground floor an open plan kitchen/dining/family room leading onto your own private garden, a formal living room with a feature fireplace, a separate study, a guest cloakroom and a spacious utility room off of the kitchen. On the first floor there are four bedrooms, the principal with an en suite shower room there are three further double bedrooms and a family bathroom. The house also boasts a good-sized rear garden laid to lawn as well as a detached garage and driveway providing off-street parking for multiple cars.

Cane Drive is surrounded by beautiful countryside and walks as well as being located just a short drive to the M25 and M1 Motorways.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



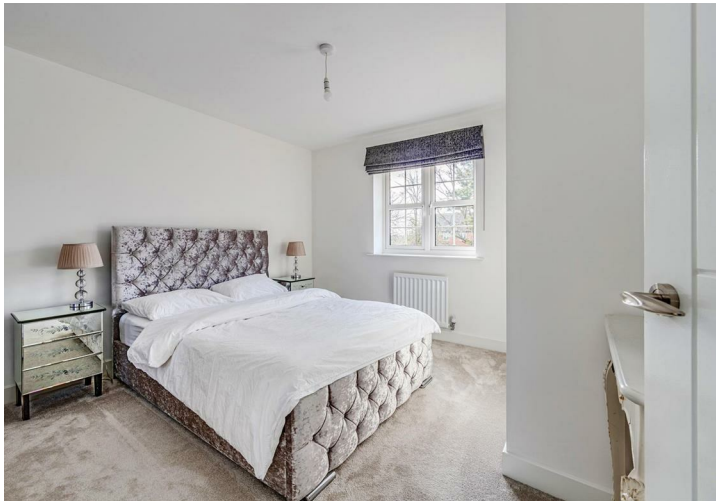
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.













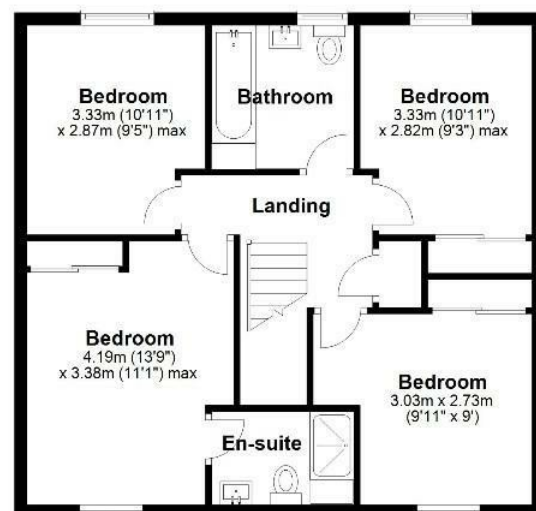
### Ground Floor

Approx. 80.7 sq. metres (868.9 sq. feet)



### First Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



Total area: approx. 142.5 sq. metres (1533.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	