

Christchurch Crescent, Radlett

£1,125,000 (Freehold)

VILLAGE
ESTATES



A five bedroom semi detached Edwardian House built circa 1904 offered in excellent modern condition throughout and retaining some of the original features of that period. The property is located in the centre of Radlett within easy walking distance of all its amenities and is within the catchment area of Radlett's local primary schools.

Accommodation on the ground floor consists of a kitchen/breakfast room, Two reception rooms, a utility room and cloakroom.

On the first floor there are three bedrooms, two large double bedrooms with fitted wardrobes, a third bedroom and a family bathroom.

On the second floor there is a principle suite with dressing area/fifth bedroom and en-suite shower room.

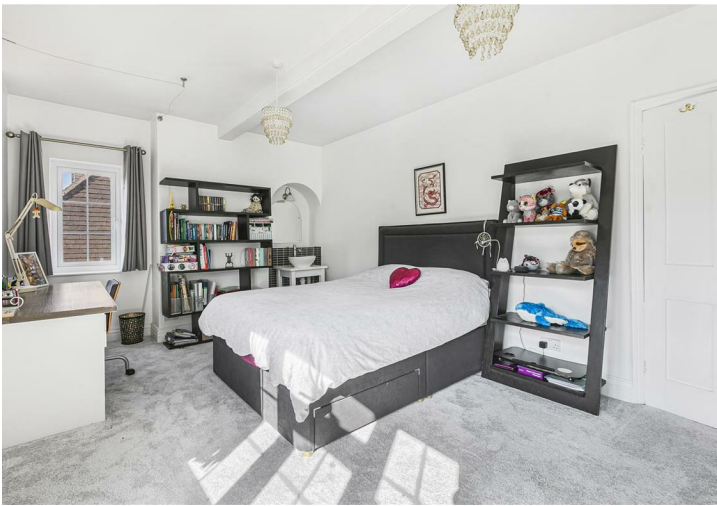
To the rear is an 84' well maintained, secluded garden. To the front is a single garage and driveway.

01923 852434
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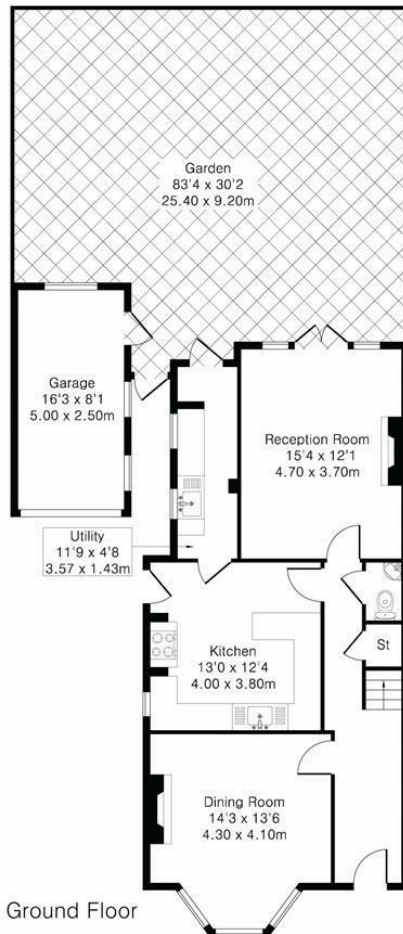
Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

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.









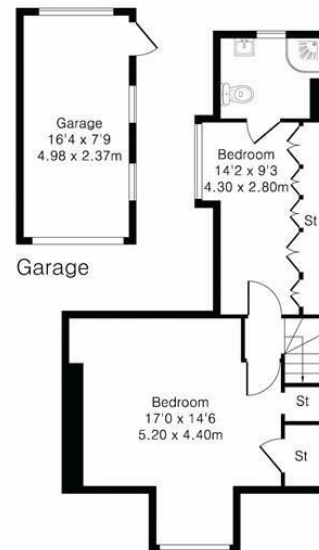
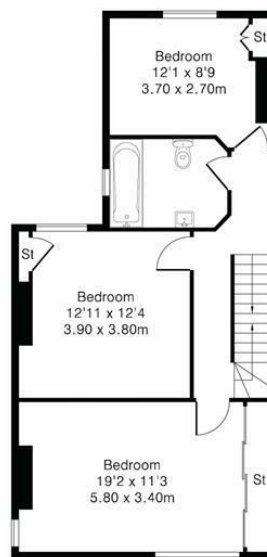
Approximate Gross Internal Area 2003 sq ft - 187 sq m

Ground Floor Area 847 sq ft – 79 sq m

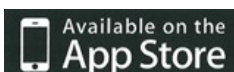
First Floor Area 612 sq ft – 57 sq m

Second Floor Area 417 sq ft – 39 sq m

Garage Area 127 sq ft – 12 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	