

Gills Hill, Radlett

£899,950 (Freehold)

VILLAGE
E S T A T E S



A four bedroom mid terrace character property that has been beautifully designed over three floors to provide spacious living accommodation throughout.

Benefiting from over 1,350 Sq. Ft the property comprises of a welcoming entrance hall, a large bay fronted living room, a stunning fully fitted kitchen breakfast room/family room with patio doors leading to the rear garden. There is also a separate study room and a ground floor WC.

On the first floor there are three bedrooms, two double bedrooms with fitted wardrobes and the third bedroom currently being used as a nursery and a large modern family shower room.

On the second floor there is the principle bedroom with fitted wardrobes, air conditioning and a beautiful en-suite bathroom.

Externally the property has secluded a rear garden with large patio area ideal for summer entertainment.

The property is conveniently located within close proximity to Radlett's Village and the Mainline Station with direct trains into Central London. There is also an excellent selection of both state & private schools within easy reach.

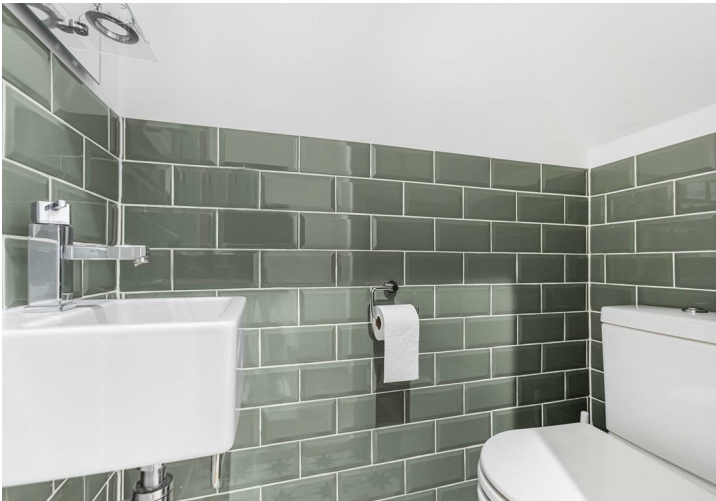
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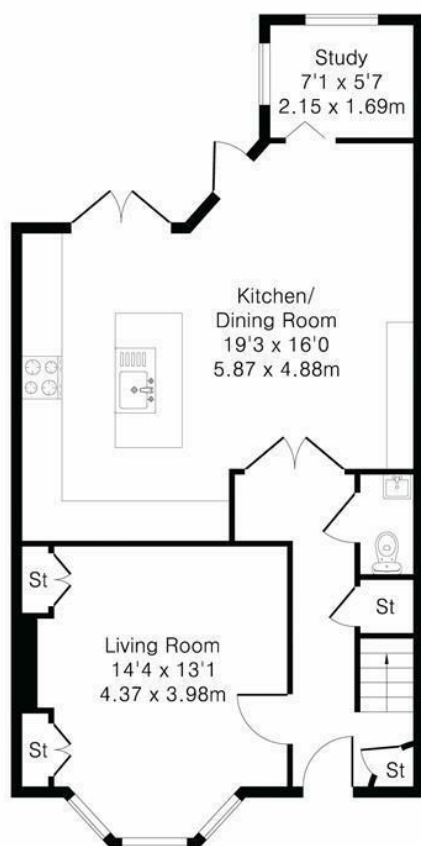
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





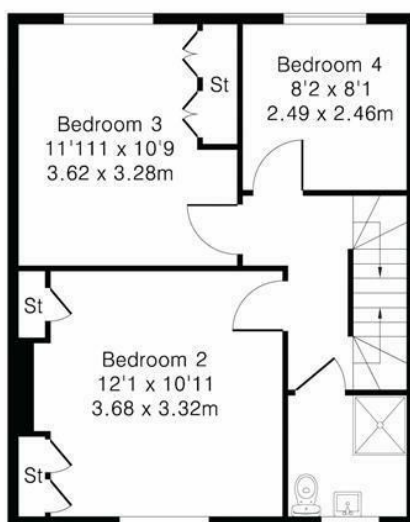




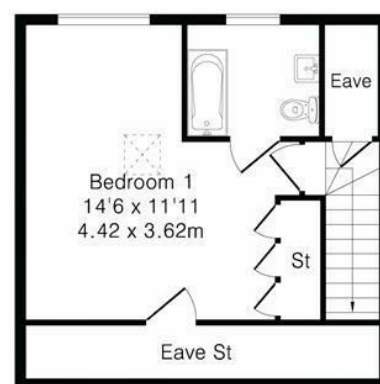


Ground Floor

Approximate Gross Internal Area 1317 sq ft – 123 sq m
 Ground Floor Area 620 sq ft – 58 sq m
 First Floor Area 462 sq ft – 43 sq m
 Second Floor Area 235 sq ft – 22 sq m



First Floor



Second Floor



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 practise. 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		
(69-80)	C		
(55-68)	D	59	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	