

# Gills Hill, Radlett

£875,000 (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 1,489 Sq. Ft, the property comprises of a welcoming entrance hall, a large bay fronted living room, a fully fitted kitchen breakfast room/family room with patio doors leading to the rear garden. There is also a separate W.C.

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 bathroom.

On the second floor there is the principle bedroom with fitted wardrobes, and an 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.

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



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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.







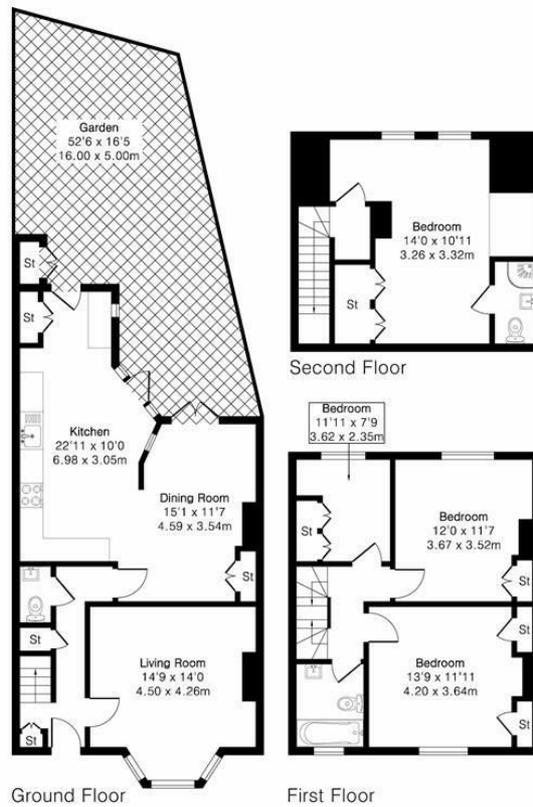


**Approximate Gross Internal Area 1489 sq ft - 138 sq m**

Ground Floor Area 659 sq ft – 61 sq m

First Floor Area 485 sq ft – 45 sq m

Second Floor Area 345 sq ft – 32 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		
(61-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	