

**Watling Street, Radlett**

**£615,000 (Freehold)**

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



A three bedroom terraced character house offered in good decorative order throughout located in the centre of Radlett within a few minutes walk of the train station and shops.

To the ground floor is the lounge, dining room, kitchen/breakfast room and utility room. To the first floor are 3 bedrooms and large family bathroom. There is a large loft that is boarded, and subject to planning permission could be converted to a further bedroom if required.

To the rear is a 60' south west facing garden with large patio leading to the lawned area.

Parking is available with residents parking permits.

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



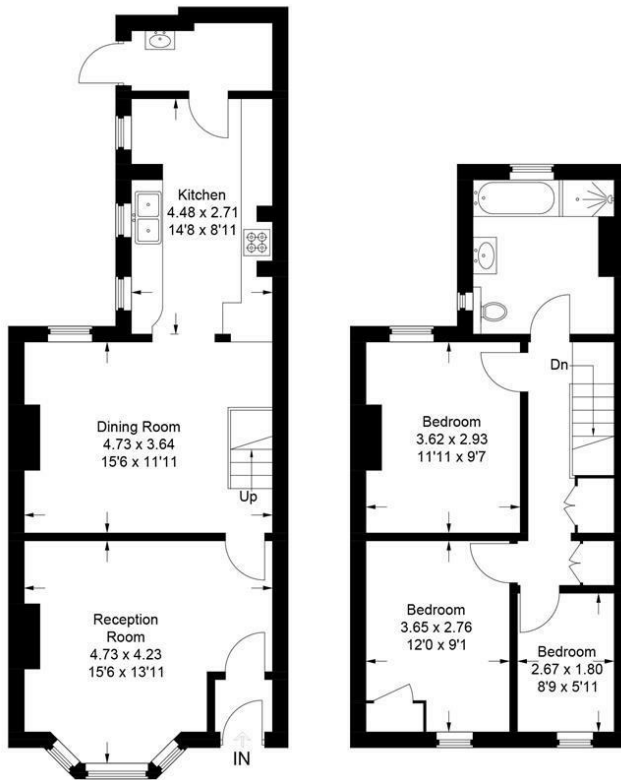
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.





Approximate Gross Internal Area  
 Ground Floor = 53.1 sq m / 572 sq ft  
 First Floor = 43.8 sq m / 471 sq ft  
 Total = 96.9 sq m / 1,043 sq ft

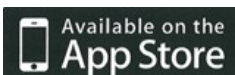


Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	