

**Battlers Green Drive, Radlett**

**£695,000 (Freehold)**



A well maintained three double bedroom mid terrace house built approximately 11 years ago by Shield Homes in a quiet mews close to local shopping facilities and within easy reach of Radlett High Street and Thameslink Station, as well as the shopping village of Battlers Green. The house features modern, open plan living space.

On the ground floor the property comprises of a modern fully fitted kitchen with integrated appliances and a large bright and airy open plan reception room to the rear with French doors leading directly onto the garden.

On the first floor there are two double bedrooms, the principle bedroom with its on en-suite shower room and fitted wardrobes, a second bedroom with a family bathroom and fitted wardrobes.

The top floor comprises a further double bedroom with an en-suite bathroom and a large storage cupboard entered from the hallway.

At the front of the house there is a storage cupboard and three allocated parking spaces. To the rear there is a 34 ft garden.

**01923 852434**

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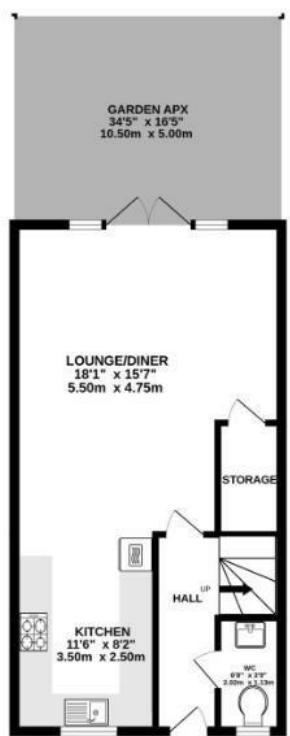
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



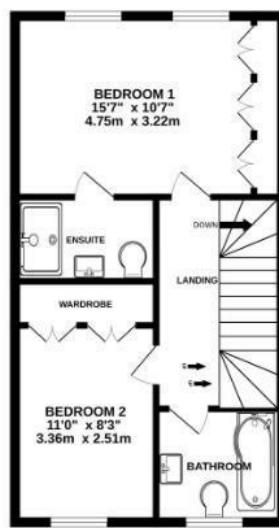




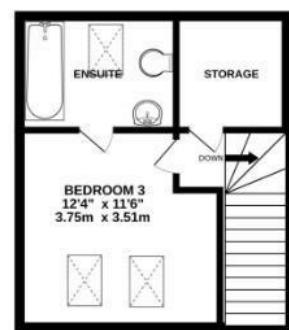
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	