

# Hillside Road, Radlett

## £1,650,000 (Freehold)



A detached 5 bedroom family home ideally located in a private road just a short walk from Radlett Mainline Station. The house which has been well maintained by its present owners boasts a wide plot with a large driveway, offers excellent living accommodation and 5 bedrooms over 2 floors.

The ground floor you enter into an entrance hall which leads to a double aspect living room, and a large dining room. There is another T.V. room which leads onto a good sized kitchen and breakfast room. The kitchen has patio doors leading onto a large garden. The ground floor also has a downstairs toilet and a utility room

On the first floor there is a large principle suite comprising bedroom and ensuite bathroom and access to another room which is currently being used as a study but could be made into a walk in wardrobe. There are a further four double bedrooms, two with en-suite shower rooms and a family bathroom.

Externally to the rear is a mature and secluded garden with a patio area. To the front is an impressive carriage driveway which provides off street parking for numerous vehicles and access to a single garage.

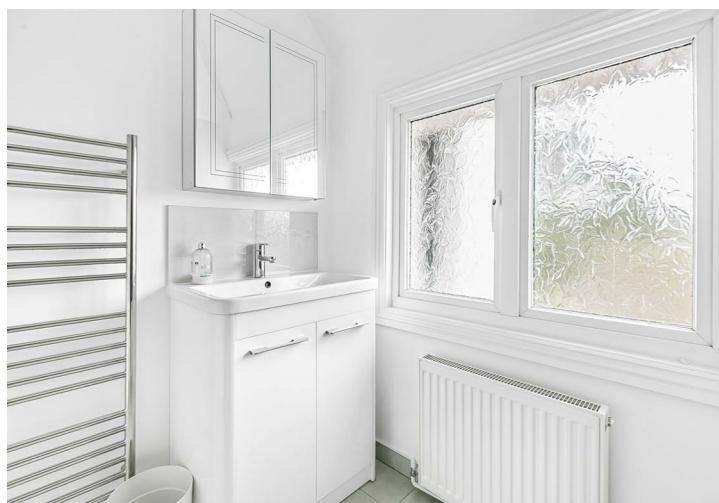
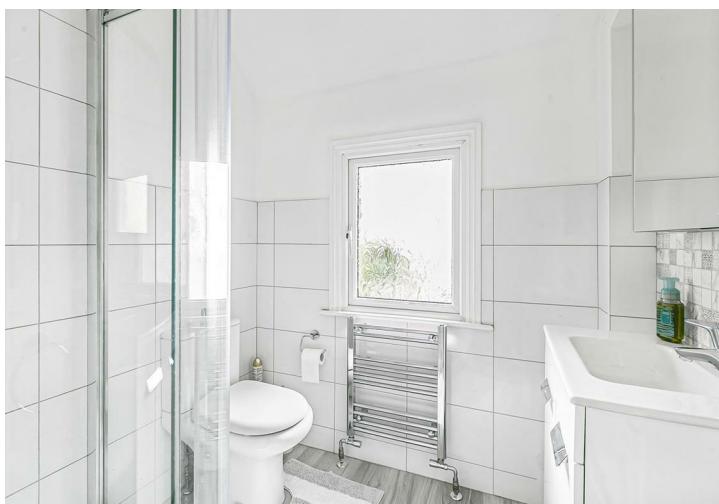
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









### Approximate Gross Internal Area 2729 sq ft - 253 sq m

Ground Floor Area 1268 sq ft - 118 sq m

First Floor Area 1274 sq ft - 118 sq m

Garage Area 187 sq ft - 17 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.



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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (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 |           |

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