

**Loom Lane, Radlett**  
**£1,250,000 (Freehold)**



A well maintained extended four-bedroom, three-bathroom semi-detached family home, located on one of Radlett's finest and sought after roads, Loom Lane. The property is within close proximity to Battlers Green Farm.

The ground floor comprises of a spacious entrance hall leading off are three sizeable reception rooms, a kitchen/diner with fitted appliances and direct access to the expansive conservatory. The kitchen leads onto a utility room and separate shower room.

To the first floor is the principle suite which benefits from a dressing room and full sized en suite bathroom, there are a further 3 bedrooms two of which are doubles, both include an array of fitted wardrobes, the 1st floor is complete with a modern family shower room.

To the rear is a secluded approx. 50' garden which is mainly laid to lawn with various shrubs plants and trees with an ample sized patio and side access.

To the front of the property is a generous sized driveway which provides off street parking for multiple vehicles.

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



Village Estates  
70d Watling Street, Radlett  
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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.













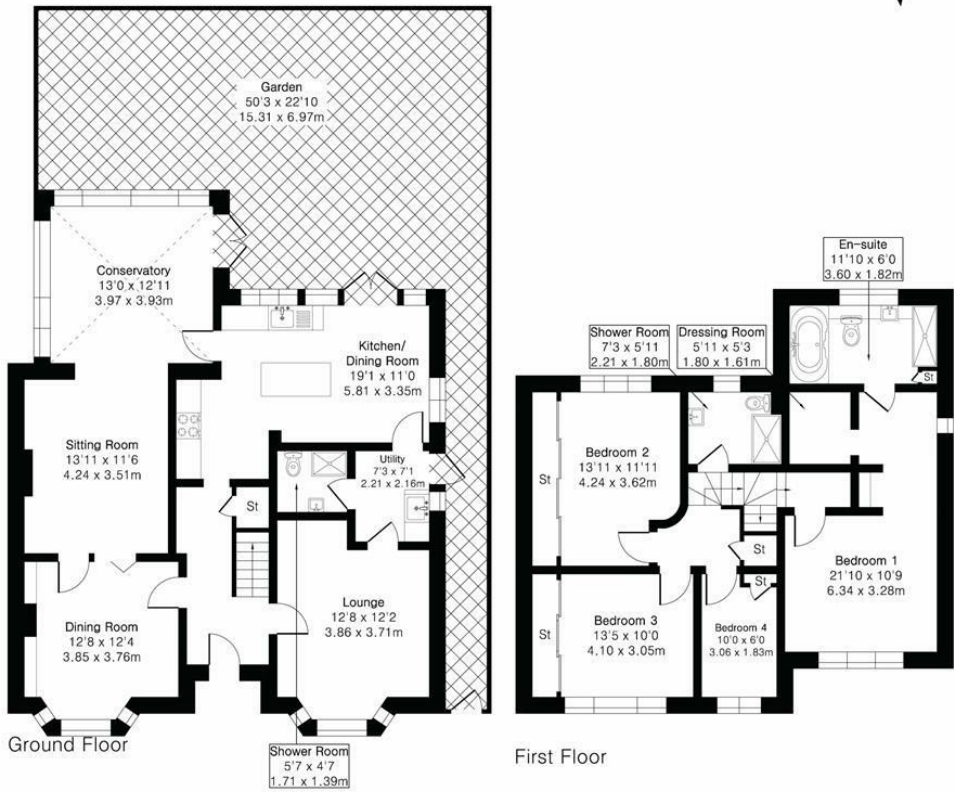




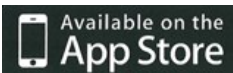
**Approximate Gross Internal Area 1933 sq ft - 180 sq m**

Ground Floor Area 1107 sq ft – 103 sq m

First Floor Area 826 sq ft – 77 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		
(81-91)	B		
(69-80)	C	71	76
(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	