

The Close, Radlett

£1,250,000 (Freehold)

VILLAGE
ESTATES



A stylish recently refurbished to a high standard, extended four bedroom semi-detached family home in this popular cul-de-sac located within walking distance of all Radlett's shopping and transport facilities. The house features a stunning kitchen/family room that extends across the back of the property with large floor to ceiling bi fold doors to the rear garden and is perfect for today's modern living.

To the ground floor leading off the entrance hall is a study, reception room, spacious open plan kitchen/diner, utility room and w.c.

The first floor consists of the master suite which includes a walk-in dressing room and en suite bathroom. There are a further 3 bedrooms and a fantastic family bathroom.

To the top floor is the 4th bedroom which benefits from an open plan dressing area and en suite shower room.

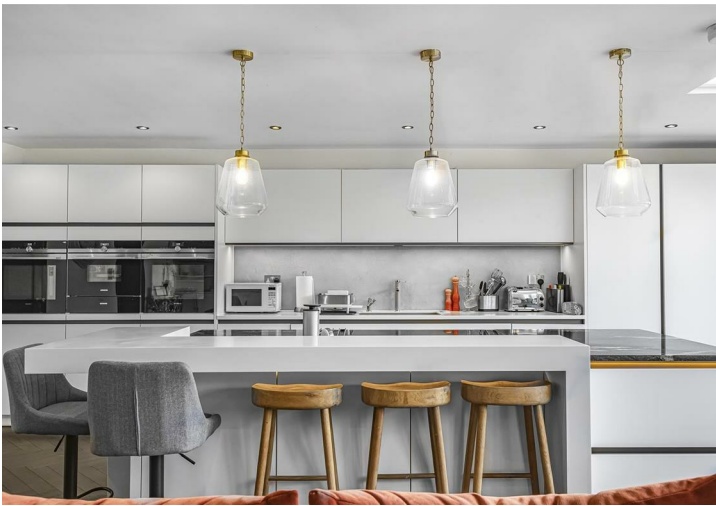
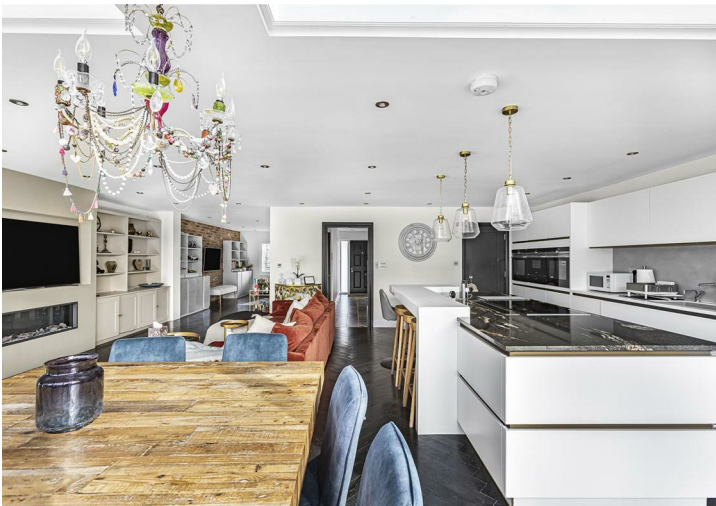
To the rear is a secluded approx. 70' south west facing garden which includes a large, raised patio, steps down to AstroTurf with attractive shrubs, plants and trees. To the rear of the garden is a studio which benefits from electricity and plumbing making it a useful space for either a gym, office or den.

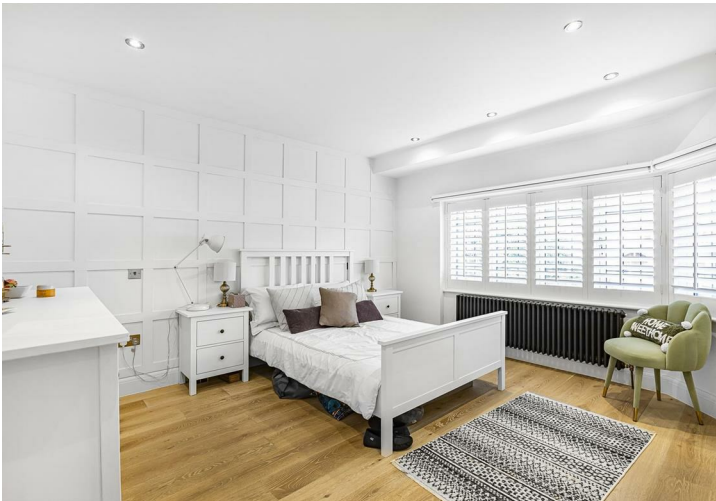
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





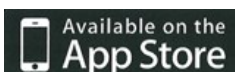




Approximate Gross Internal Area 2299 sq ft – 214 sq m
 Ground Floor Area 1090 sq ft – 101 sq m
 First Floor Area 647 sq ft – 60 sq m
 Top Floor Area 289 sq ft – 27 sq m
 Outbuilding Area 273 sq ft – 25 sq m



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 practise. 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.



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		74	83
EU Directive 2002/91/EC			