

Athlone Close, Radlett

£499,950 (Freehold)

VILLAGE
E S T A T E S



Set in quiet close just off Radlett village is this well presented two bedroom mid terrace house with a private garage en block. The property comprises a separate kitchen with spacious reception room with patio doors leading to a private garden. On the first floor there are two bedrooms with fitted wardrobes and a family bathroom. To the rear is a private garden, with a large patio area.

Radlett is a prosperous village located North of London (Central London, 16 miles). The village provides for a good range of shopping and leisure facilities with Radlett Thameslink Station, within easy walking distance from the property, offering a service to Kings Cross and St Pancras International (fast train 26 minutes) approximately. There is also a rail service to Gatwick and Luton airports. Heathrow airport is approximately 25 miles.

01923 852434
www.village-estates.co.uk



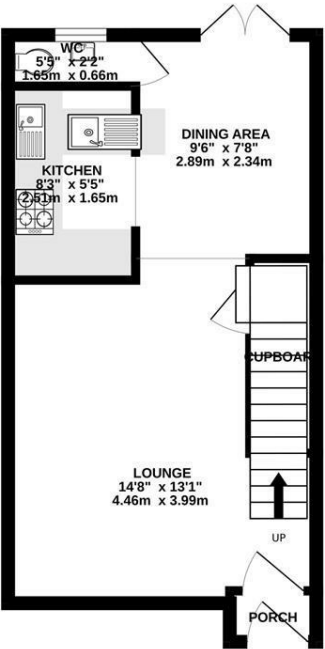
Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

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.

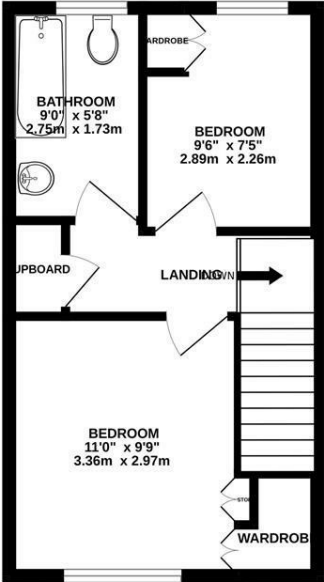




GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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		
(81-91)	B		
(69-90)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	