

Upper Station Road, Radlett

£839,950 (Freehold)

**VILLAGE**  
E S T A T E S



Located in the heart of Radlett village, this charming extended end of terrace character house has been well maintained by its present owner. With three double bedrooms and two bathrooms, this property is perfectly proportioned.

On the ground floor, leading off the entrance hall, the property boasts a bright and airy through living room. This impressive space features an attractive fireplace, characterful high ceilings, and a large bay sash window that floods the room with natural light. Leading off the reception room, you enter an impressive kitchen-diner. This exceptional space is flooded with natural light from skylight windows and a striking feature exposed-brick wall. There is also direct access via bi fold doors to the rear garden. The ground floor is complete with a w.c.

Ascending to the first floor, the landing leads to two generous double bedrooms, both with fitted wardrobes, a practical utility room, and a contemporary family bathroom.

Occupying the entire top floor is the third double bedroom, complete with an en-suite shower room and further benefiting from a fitted wardrobe and accessible eaves storage.

To the rear of the property is a secluded, south-facing garden extending to approximately 50'. This sunny outdoor space is mainly laid to lawn and comes complete with a decked patio area.

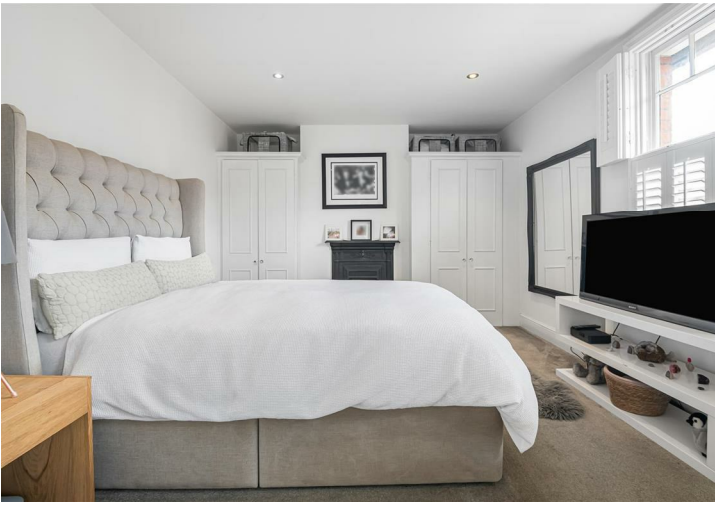
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







**Approximate Gross Internal Area 1392 sq ft - 129 sq m**

Ground Floor Area 635 sq ft - 59 sq m

First Floor Area 552 sq ft - 51 sq m

Top Floor Area 205 sq ft - 19 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		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	