

# Heath Way, Radlett

£830,000 (Freehold)



A luxury four double bedroom detached home, built by renowned 5-star builders 'Bloor Homes' on the highly popular Harperbury Park Development just a short distance from Radlett Village Station with direct links to Central London.

Presented in immaculate condition. The accommodation comprises on the ground floor an open plan kitchen/dining/family room leading onto your own private garden, a guest cloakroom, spacious utility room, a formal living room with a feature fireplace. On the first floor there are four double bedrooms the principal with an en suite shower room and a family bathroom with separate shower cubicle. The house also boasts a good-sized rear garden laid to lawn as well as a detached garage and driveway providing off-street parking for two cars.

Harperbury Park is surrounded by beautiful countryside and walks as well as being located just a short drive to the M25 and M1 Motorways.

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

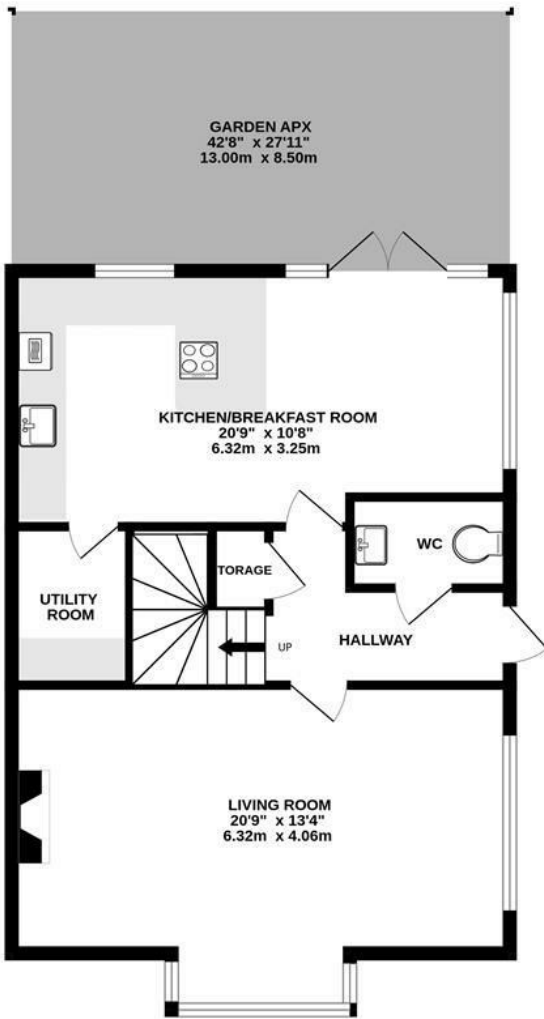




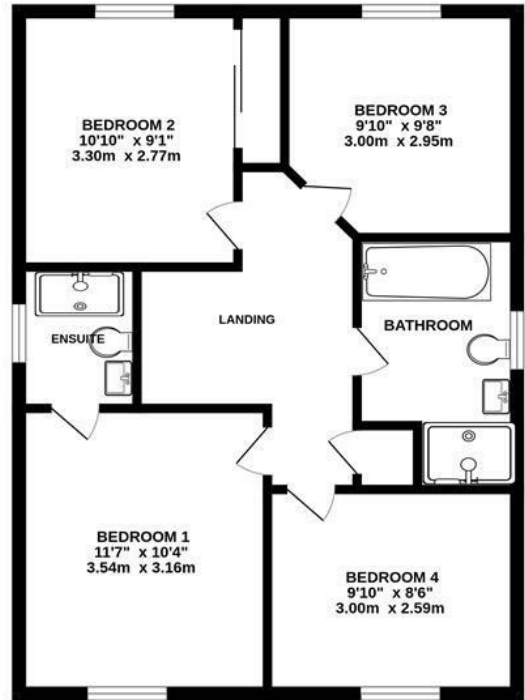




**GROUND FLOOR**  
623 sq.ft. (57.9 sq.m.) approx.



**1ST FLOOR**  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	