

# The Crosspath, Radlett

## £1,195,000 (Freehold)



A beautifully presented 4 bedroom semi detached character home which is located within close proximity of Radlett's high street. This property has been beautifully maintained and offers over 1700 square feet of living space.

The ground floor comprises: Reception room with period fireplace and bay window, large open plan bespoke fitted kitchen and dining room with double doors leading into the garden, utility room and WC.

The first floor comprises of a principle bedroom with fitted wardrobes and an en suite shower room, two further double bedrooms and a family bathroom.

On the top floor is a further large double bedroom and benefits from a superbly appointment en-suite, whilst still offering plenty of storage space under the eaves.

To the rear, a secluded family friendly garden provides outside space, with a large decking area perfectly suited to entertaining guests.

To the front is off street parking for one car.

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



Village Estates  
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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 1733 sq ft -161 sq m

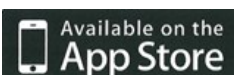
Ground Floor Area 842 sq ft – 78 sq m

First Floor Area 595 sq ft – 55 sq m

Second Floor Area 296 sq ft – 28 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 practice. 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 |                         | 85        |
| (69-80)                                     | C | 69                      |           |
| (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 |           |