

# Christchurch Crescent, Radlett

## £2,150,000 (Freehold)

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



On a secluded plot in Christchurch Crescent is this well maintained 4 bedroom detached house in close proximity to all Radlett's shopping and transport facilities. The house offers spacious, well proportioned accommodation within a pretty setting with gardens to the front and rear, and is an ideal home for family living.

On the ground floor the spacious entrance hall leads to a very large fully fitted kitchen breakfast room with access to a large utility room. There is a good sized reception room to the front a separate dining room and another large living room with patio doors to your secluded garden.

On the first floor you will find the generous principal bedroom with its dressing room and en suite bathroom. Also on the first floor are three more bedrooms, one of which are en suite and a family bathroom.

Externally to the rear is a well maintained garden mainly laid to lawn with mature shrubs and trees and a driveway leading to a detached double garage approached via electronic gates.

**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.









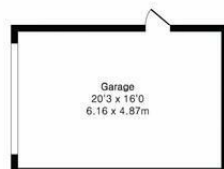


**Approximate Gross Internal Area 3061 sq ft - 284 sq m  
(Excluding Garage)**

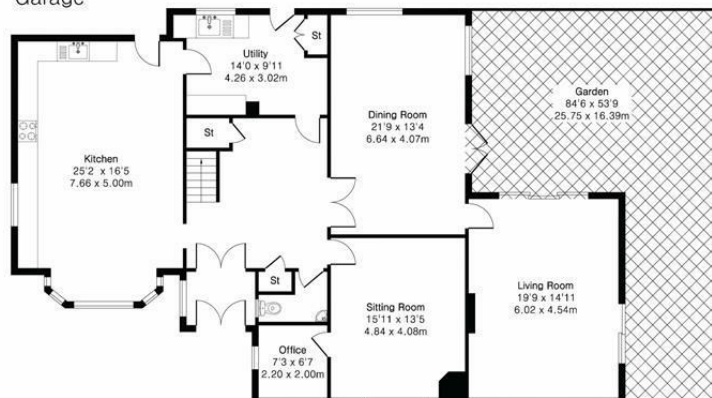
Ground Floor Area 1712 sq ft – 159 sq m

First Floor Area 1349 sq ft – 125 sq m

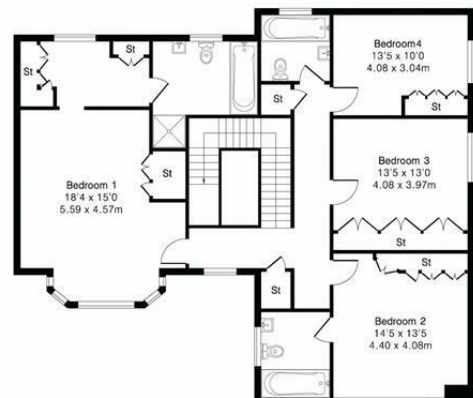
Garage Area 277 sq ft – 26 sq m



Garage



Ground Floor



First Floor



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 |         |           |
| (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                             |   | 62      | 77        |
| EU Directive 2002/91/EC                     |   |         |           |