

**The Rose Walk,
£1,375,000 (Freehold)**



Situated on a quiet and sought-after private road, this four-bedroom detached property occupies a plot approaching a quarter of an acre and offers excellent potential to develop or extend the existing home, subject to the necessary planning permissions.

The current accommodation comprises two large reception rooms, a fitted kitchen with utility area, a large conservatory/dining area and a guest WC.

On the first floor there are four bedrooms and a modern family bathroom.

Externally, the property benefits from well-tended gardens to the front, side and rear. There is also a single garage and additional off-street parking.

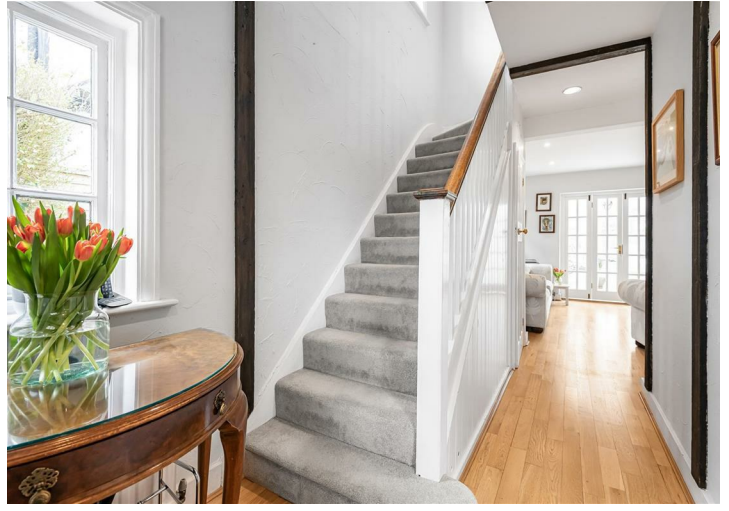
The Rose Walk is located approximately 0.6 miles from Radlett Mainline Station, with the High Street—offering a selection of shops, restaurants and places of worship—within 0.4 miles.

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.

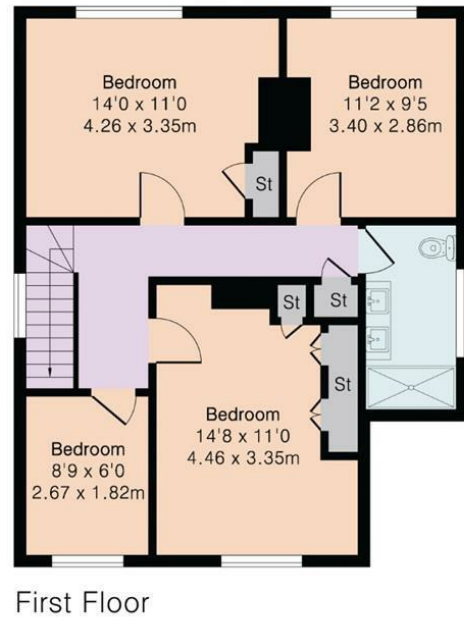


**Approximate Gross Internal Area 1605 sq ft - 149 sq m
(Excluding Garage)**

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 659 sq ft – 61 sq m

Garage Area 152 sq ft – 14 sq m



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	