

The Mews, Cobden Hill, Radlett

£1,325,000 (Freehold)

VILLAGE
ESTATES



An exceptional four bedroom, four bathroom detached home, perfectly positioned within an exclusive gated mews. This home offers the ideal balance of privacy and convenience, situated just moments from Radlett's vibrant village centre, premier schools, and mainline station

Built by Heronslea 13 years ago the property has been beautifully maintained throughout by its current owner and offers excellent living accommodation and well proportioned bedrooms.

The ground floor consists of a hallway which leads onto a large bright and airy reception room, a stunning spacious kitchen/diner with bi-fold doors leading directly onto the rear garden. Off of the kitchen is access to the garage and utility room. The ground floor is completed with a W.C. and a large under stairs storage cupboard.

On the first floor there is the principal bedroom suite with en suite bathroom and double French doors with a Juliette balcony overlooking green belt, and a further two bedrooms (one en-suite) and a family bathroom.

On the third floor is the fourth bedroom with an array of fitted wardrobes and an en suite shower room.

To the rear is a secluded garden of in excess of 40' mainly laid to lawn and backing onto open green belt.

The front features a garage and ample parking for multiple vehicles.

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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.





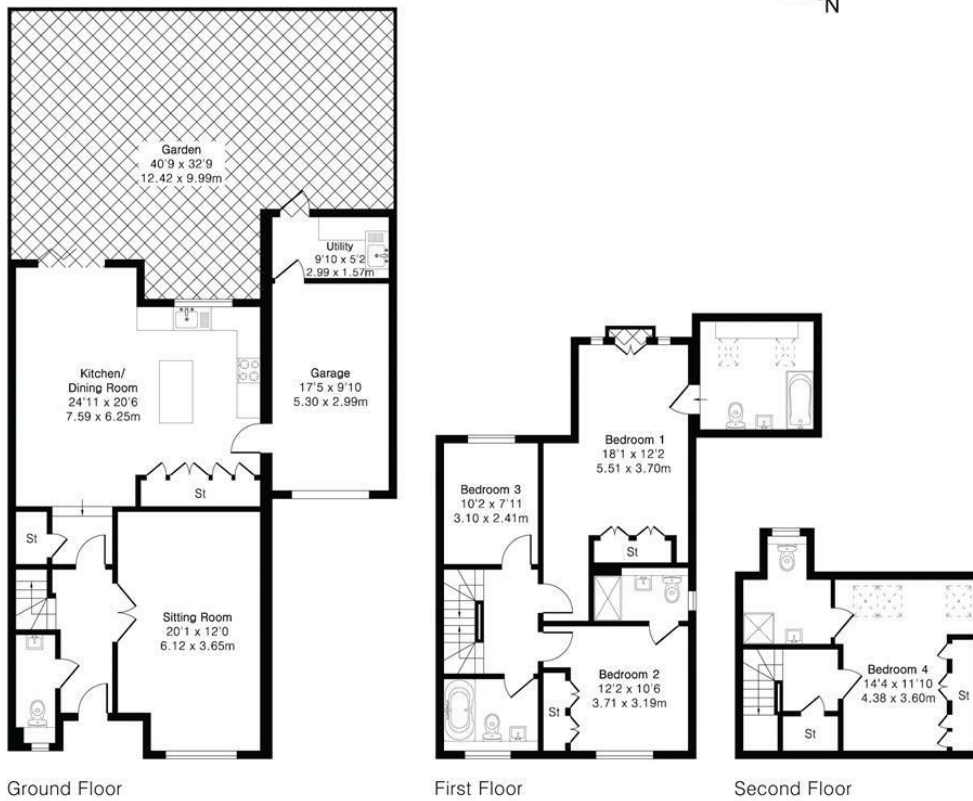


**Approximate Gross Internal Area 2001 sq ft - 186 sq m
(Including Garage)**

Ground Floor Area 1010 sq ft – 94 sq m

First Floor Area 699 sq ft – 65 sq m

Second Floor Area 292 sq ft – 27 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			
(81-91) B			
(69-80) C			
(55-68) D		65	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	