

**Cobden Hill, Radlett**  
**£1,195,000 (Freehold)**



A 4 bedroom, 2 bathroom semi-detached house which is located within a gated private mews development within close proximity to Radlett's village with its excellent shopping, transport and schooling facilities. Built by Heronslea 9 years ago the property has been beautifully maintained throughout by its current owner and offers excellent living accommodation and well proportioned bedrooms. The property also benefits from under floor heating throughout.

The ground floor consists of a hallway which leads to a guest cloakroom, a large bright and airy 19' reception room and a spacious 17' kitchen/diner with bi-fold doors leading onto the rear garden. The kitchen/diner leads down into the basement where there is a large reception room which is currently being used as a playroom. This reception room also leads to the rear garden.

The first floor there is the master bedroom suite with en suite shower room and plenty of fitted wardrobes, there are a further 2 double bedrooms and a family bathroom. On the top floor, there is another double bedroom currently being used as an office with plenty of storage.

To the rear is a secluded garden which is mainly laid to lawn. There are also stairs leading down to a private lower level patio area. The property benefits from a single garage with off street parking for two cars.

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



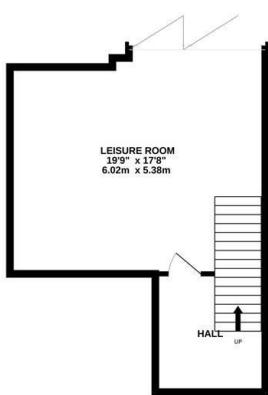
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.

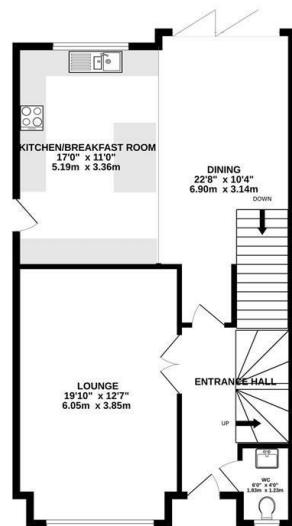




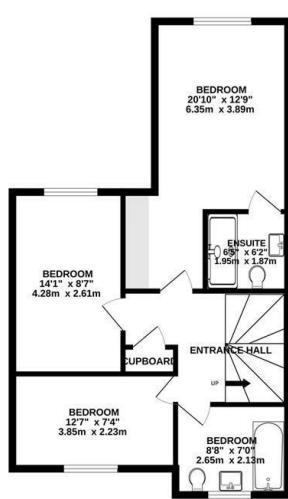
BASEMENT  
412 sq.ft. (38.3 sq.m.) approx.



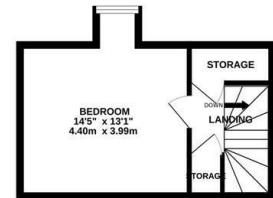
GROUND FLOOR  
783 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 2042 sq.ft. (189.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of this 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) A		75
(81-91) B		67
(69-80) C		
(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	