

Station Road, Radlett

£585,000 (Freehold)

VILLAGE
E S T A T E S



A well presented throughout three double bedroom terraced character cottage which has been extended and tastefully refurbished by it's current owner. The property is located in the heart of Radlett's Village making it within easy reach of all local amenities.

The ground floor consists of a spacious 23' through lounge/dinner with a charming character feature fireplace, an extended and fully fitted modern kitchen with ample storage and access to the rear garden.

On the first floor is the principle bedroom with built in wardrobes, a contemporary family bathroom with a double walk in shower and a further double bedroom.

On the second floor is bedroom three/study which benefits from eaves storage.

To the rear is an easy to maintain AstroTurf secluded garden with multiple patio areas with the added advantage of a side access & a large storage shed.

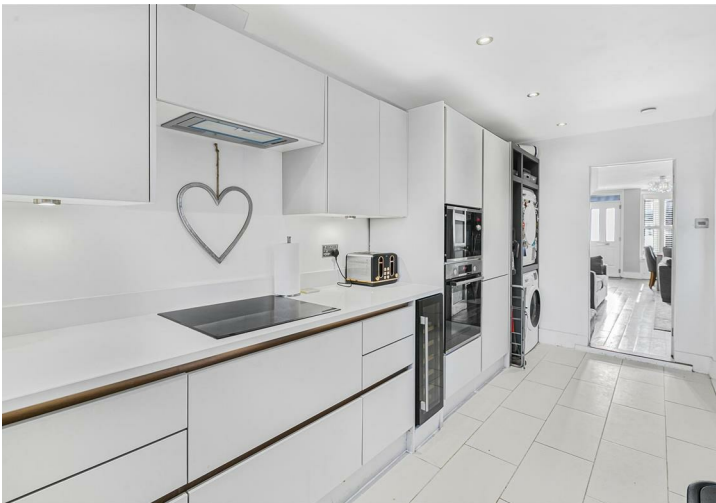
The front has an AstroTurf garden and a patio bike/bins storage area.

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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.





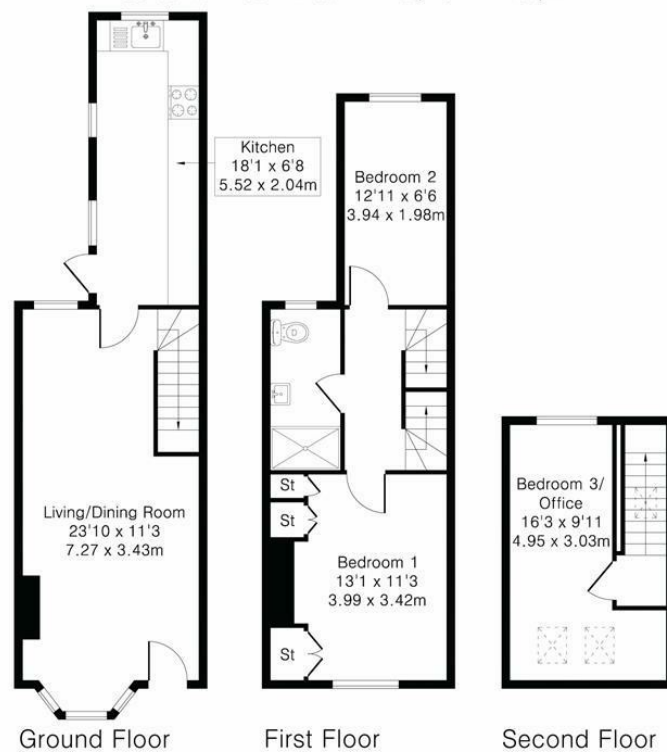


Approximate Gross Internal Area 904 sq ft - 85 sq m

Ground Floor Area 393 sq ft – 37 sq m

First Floor Area 350 sq ft – 33 sq m

Second Floor Area 161 sq ft – 15 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 practise. 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		82
(69-80) C	62	
(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