

A Reputation To Rely Upon



Hamblings Close, Radlett, Hertfordshire WD7 9JJ

£598,000

- Detached 3 Bedroom House
- Garage & Private Parking
- Downstairs Toilet
- Fantastic Location
- Private Development
- Large Kitchen Breakfast Room
- 2 Bath / Shower Rooms
- Sunny Aspect Rear Garden
- Close to Bus Links
- Short Walk to Tesco

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A three bedroom detached house that is situated in a quiet residential close within the sought after Porters Park Development, in the heart of Shenley and close to Tesco, schools and transport links. The house benefits from an extended downstairs with a large kitchen breakfast room, living room and separate dining room, also offering a downstairs toilet, garage and private parking.

Entrance Hall

Hardwood security entrance door, timber framed frosted window to the front, storage cupboard, CH radiator, thermostat control, stairs to first floor landing, sockets, laminate wood flooring, doors leading to

Downstairs WC

Laminate wood flooring, timber framed frosted window to the front, low flush WC, wash hand basin, partly tiled walls.

Dining Room

14'8 x 12' (4.47m x 3.66m)



Laminate wood flooring, TV point, CH radiator, lighting on dimmer switch, sockets, two large openings through to

Lounge

15'8 x 9'5 (4.78m x 2.87m)



Laminate wood flooring, TV point, Sky point, double aspect room with UPVC double glazed windows to the rear and UPVC double glazed French doors to the side leading to patio area, door through to

Kitchen/Breakfast Area

18'8 x 9' (5.69m x 2.74m)



Tiled flooring, timber framed single glazed door to the rear garden, CH radiator, range of fitted units both wall mounted and base, integrated double electric oven, five ring gas hob, stainless steel splashback, extractor, single bowl sink unit with mixer tap, timber framed single glazed window to the front, large larder cupboard, integrated dishwasher, space for American style fridge/freezer, space for washing machine, space for tumble dryer, door leading back through to hallway.



First Floor Landing

Timber framed window to the front, carpeted flooring, large storage cupboard, sockets, doors leading to

Master Bedroom

11'8 x 11'5 (3.56m x 3.48m)



Timber framed window to the rear, CH radiator, carpeted flooring, sockets, door through to

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En-Suite Shower Room



Lino tiled effect flooring, timber framed frosted window to the front, fully tiled walls, extractor, spotlighting, low flush WC, CH radiator, fully tiled and enclosed shower cubicle with power shower.

Bedroom 2

11'1 to fitted wardrobes x 9' (3.38m to fitted wardrobes x 2.74m)



Double wardrobes, timber framed glazed window to the rear, CH radiator, carpeted flooring, sockets.

Bedroom 3

8'6 x 8' (2.59m x 2.44m)



Timber framed window to the front, carpeted flooring, CH radiator, sockets, telephone point,.

Family Bathroom



Fully tiled walls, timber framed frosted window to the rear, spotlighting, extractor, deep panel bath with wall mounted electric power shower, wash hand basin, low flush WC.

Rear Garden



Secluded garden with patio area, mostly laid to lawn with surrounding shrubbery and borders, side gate giving access to the front.

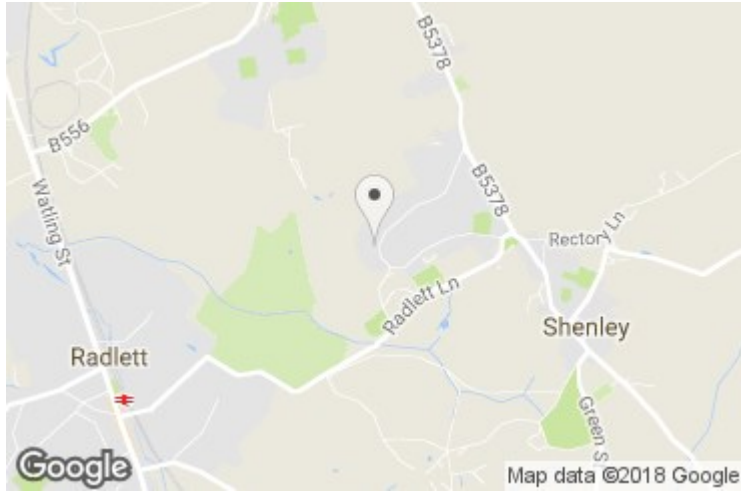
Separate Garage

Garage with up and over door and parking to the front for several vehicles.

Front Garden

Private walled front garden.

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Ground Floor
Area: 636 ft² ... 59.1 m²



First Floor
Area: 442 ft² ... 41.0 m²

Total Area: 1078 ft² ... 100.2 m² (Excluding Garage)
All measurements are approximate and for display purposes only

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			
		63	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		57	70
England & Wales		EU Directive 2002/91/EC	