



SUSMANS  
ESTATES

Loom Lane, Radlett, WD7 8PA

Asking Price £795,000 Freehold

\*\*\*\*\* Viewings By Appointment this Friday 22nd & Saturday 23rd May \*\*\*\*\*

Occupying a sought after position upon one of Radlett's most prestigious roads, is this three bedroom semi-detached family house requiring modernisation, offered with a frontage allowing for the creation of parking for two cars, together with a detached garage accessed via a shared driveway and a beautifully established rear garden extending to approximately 200ft (60m) in length.

Offering enormous potential, the property provides an excellent opportunity for enlargement and remodelling, subject to the usual planning consents, to create a substantial family residence tailored to individual requirements.

Conveniently positioned approximately 15–18 minutes' walk from Radlett's vibrant High Street and Mainline Station, providing direct access into London via West Hampstead in under 26 minutes and St Pancras International in under 30 minutes. The delightful Phillimore Recreation Ground and tea rooms are also within easy reach, approximately a 12 minute walk away.

Radlett High Street offers an excellent selection of restaurants, cafés, places of worship and everyday amenities, together with the Radlett Centre hosting a variety of concerts, performances and community events throughout the year. The area is particularly well regarded for its schooling, with a number of highly respected state and private schools nearby including Manor Lodge, Edge Grove, Newberries, St John's, Radlett Preparatory School, Haberdashers' and Aldenham School.

Council tax band F/ EPC D/ Mains drainage & sewage/ gas central heating

- Semi detached house in need of modernisation
- Off street parking and a detached garage
- Large rear & level garden approx 200ft/ 60m in length.
- Subject to planning could create a wonderful family home
- Weekend viewings for Friday 22nd and Saturday 23rd by appointment
- Chain free

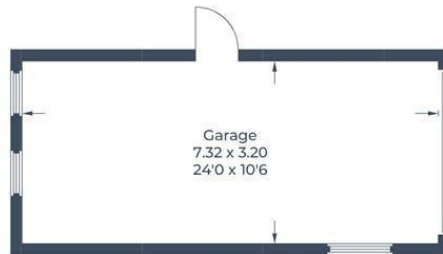




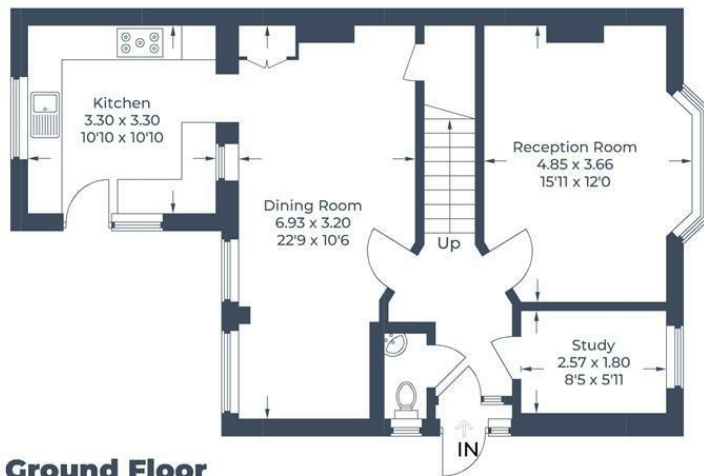
## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area  
Ground Floor = 64.9 sq m / 698 sq ft  
First Floor = 52.7 sq m / 567 sq ft  
Garage = 23.4 sq m / 252 sq ft  
Total = 141 sq m / 1,517 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

© CJ Property Marketing Produced for Susmans Estates

## VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: [office@susmansestates.com](mailto:office@susmansestates.com)

Website: [susmansestates.com](http://susmansestates.com)

Radlett Estate Agents Limited trading as Susmans Estates.  
Registered Office: First Floor, Radius House, Watford,  
Hertfordshire WD17 1HP.  
Registered in England & Wales No.5579487

Ref:

## IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point or particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating **D**

299 Watling Street, Radlett, WD7 7LA

**01923 859444**

[susmansestates.com](http://susmansestates.com)

**SUSMANS**  
ESTATES