



Station Road

, Radlett, WD7 8JY

Offers In Excess Of £575,000



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A well-presented three bedroom three bathroom terraced Victorian cottage with the benefit of a rear extension and loft conversion with a panoramic window overlooking the rear garden.

The property provides all the modern amenities while retaining many of the original features of the period and is centrally located in Radlett Village just moments from the shops cafes and restaurants and mainline station with direct access to Central London. There is a nursery school directly opposite the house in the local church and the well-respected St John's Infant School is just a short walk away.

The accommodation on the ground floor comprises a dining/playroom with parquet flooring and feature fireplace, utility room, guest cloakroom and a modern fitted kitchen open-plan to a spacious dining/living room with bi-fold doors to the garden.

On the first floor there is a good sized master bedroom with fitted wardrobes and a modern en suite bath and shower room as well as a further double bedroom, currently used as a nursery/walk-in wardrobe, also with fitted wardrobes.

On the second floor is a double bedroom with wall mounted fold away bed and panoramic window to the rear as well as an en suite shower room. Externally to the rear is a private garden with artificial lawn for safe child play, paved patio with seating area and a large garden room/home office with power and lighting and door to an additional spacious storage area.

Ground Floor

Step up to wooden front door with decorative frosted windows to the top and matching panel above.

TV/Family/Second Reception

13'3 x 11'7 (4.04m x 3.53m)

Working feature fireplace, parquet flooring, decorative coving, wall-mounted retro designer radiator, bay sash window to front aspect, part privacy frosted to the bottom, hallway with door to carpeted staircase to first floor, door to utility room and opening to kitchen area.

Utility Room

7'4 x 5'3 (2.24m x 1.60m)

Space for washing machine, tumble dryer and fridge/freezer, wall-mounted double storage cupboard, door to:

Guest Cloak/Shower Room

7'4 x 2'8 (2.24m x 0.81m)

Wall-mounted wash hand basin with chrome mixer tap, low level WC with wall-mounted flush, glazed shower cubicle with wall-mounted chrome controls and riser with shower attachment, extractor fan, slate tiled flooring.

Kitchen

Comprehensive range of cream solid wood wall and base units with under-cabinet lighting, complimentary wooden worktops and tiled splashback, white enamel one and a half bowl sink and drainer with chrome mixer tap, 4-ring electric hob with triple bulb feature lighting above, built-in double oven, integrated

dishwasher, integrated fridge/freezer, wall-mounted retro designer radiator, slate tiled flooring.

Living Room

34'1 x 10'8 (inc kitchen) (10.39m x 3.25m (inc kitchen))

Space for dining table and chairs, wall-mounted wooden shelving, drawers and storage cupboards, wall-mounted retro designer radiator, large roof lantern with electric operated blinds, slate flooring, bi-fold doors leading out to patio seating area.

First Floor

Landing

Carpeted, doors to bedrooms one and three, stairs to second floor.

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

Double bedroom, range of built-in wardrobes, space for dressing table, wall-mounted retro designer radiator, carpeted, sash window to rear aspect, door to en suite bathroom.

En Suite Bathroom

7'8 x 6'10 (2.34m x 2.08m)

Feature free standing oval bath with wall-mounted chrome tap and hand held chrome shower attachment, white wash handbasin with chrome tap with glass water slide, low-level WC with mirror-fronted medicine cabinet and shelf above, glazed shower cubicle with wall-mounted chrome controls and shower riser with attachment, retro feature radiator with attached chrome heated towel rail, tiled floor and part tiled walls, obscure

glazed sash window to side aspect and rectangular obscure glazed window to rear aspect.

Bedroom Three

11'5 x 7'4 (3.48m x 2.24m)

Range of fitted wardrobes (these are designed to be easily removed to allow space for a double bed), spot lights, matching drawer unit with built-in storage cupboard above, wall-mounted radiator, feature fireplace, window to front aspect.

Second Floor

Bedroom Two

10'10 x 10'8 (3.30m x 3.25m)

Double bedroom with one-touch electric blind with uv repellent fabric, feature full-width panoramic window giving wonderful views over gardens, parquet flooring, circular wall lights, wall-mounted retro designer radiator, door to en suite shower room.

En Suite Shower Room

6'9 x 5'1 (2.06m x 1.55m)

Shower room with wall-mounted chrome controls and riser with shower attachment, white wash basin set atop wooden vanity unit, low-level WC with wall-mounted flush, wall-mounted chrome towel warmer, extractor fan, tiled floor, part tiled walls, eaves storage cupboard, Velux window to front aspect.

Exterior

Frontage

Low wooden fencing and gate with inset bin storage area, artificial lawn with slate tiled pathway to one side leading to front door, dwarf brick wall to one side, resident permit street parking to front.

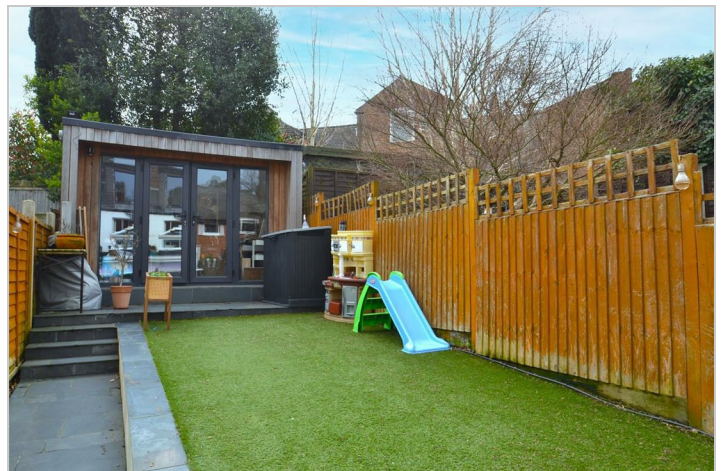
Rear

Slate tiled patio, using the same slate as inside to allow for a lovely flow from inside to outside, with awning over seating area, retaining wall with step up to slate tiled pathway to rear further raised sun terrace and garden building, area of artificial lawn with wooden fencing to either side.

Garden Room/Home Office

10'9 x 9'4 (3.28m x 2.84m)

Home office/studio, power and lighting, French doors across entire front of building, door to spacious storage area to the rear.



Road Map



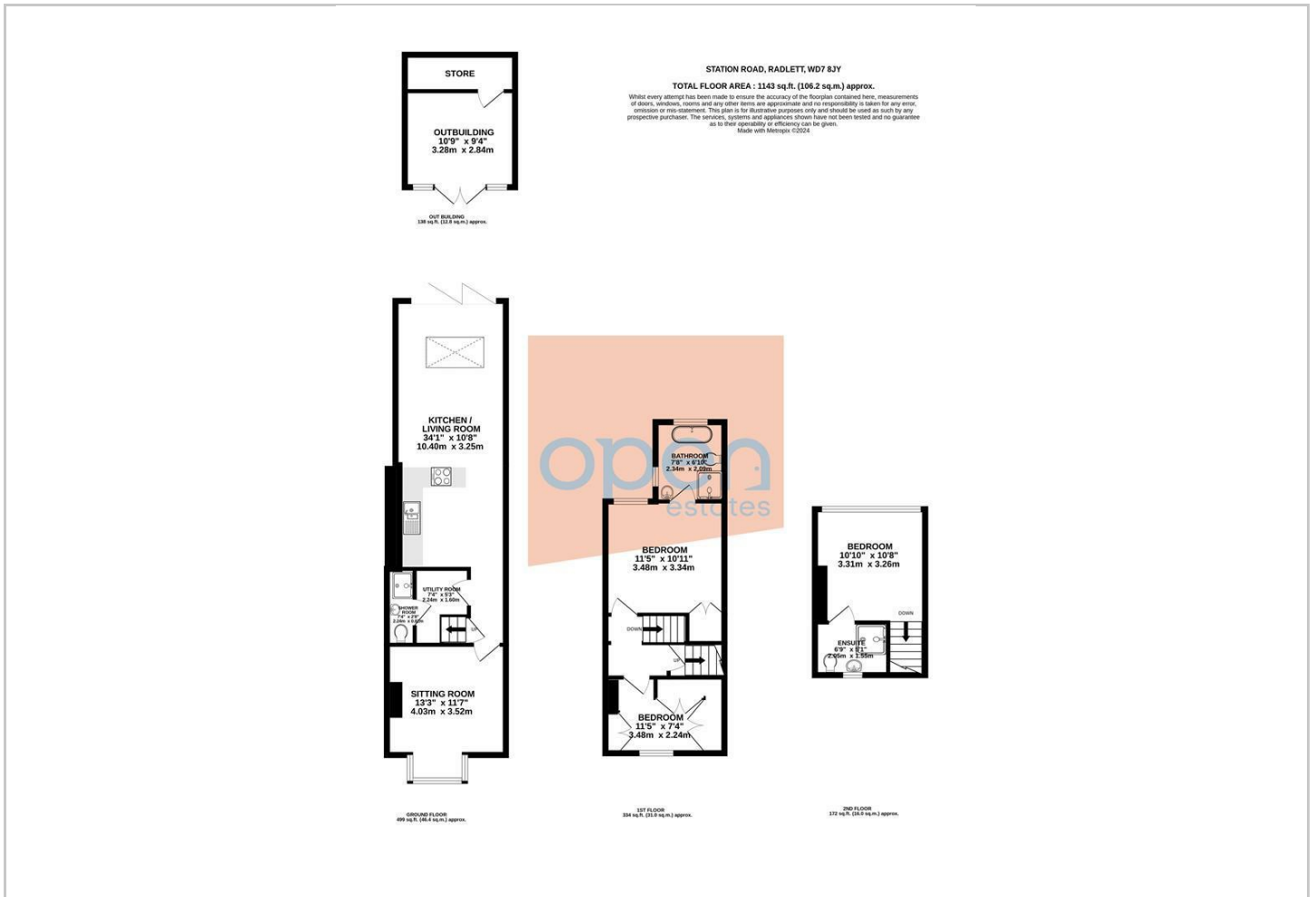
Hybrid Map



Terrain Map



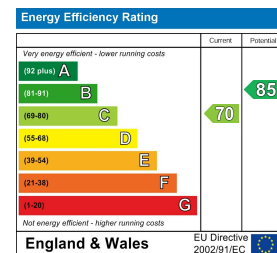
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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