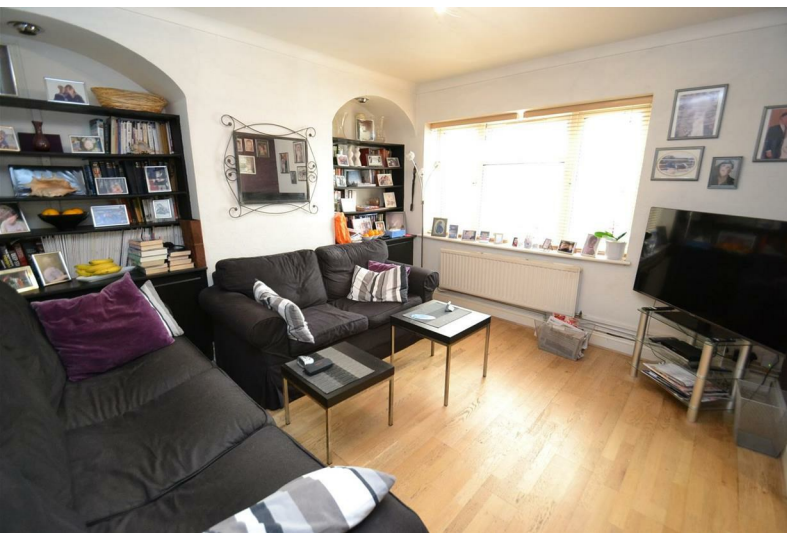




Kendals Close

Radlett, WD7 8NQ

Guide Price £340,000



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A well-presented two double bedroom ground floor garden maisonette with a modern kitchen, reception room, fitted bathroom, conservatory/utility room and a beautiful good sized private rear garden. Located just a couple of minutes walk from open countryside and plentiful country walks, this cosy home is also close to local shops as well as Battlers Green Shopping Village with its speciality shops, restaurant and ample parking. This charming property is situated just a walk, short drive or bus ride away from Radlett Village with its boutiques, restaurants and cafes and mainline station with direct train links to Central London. The A41, M25 and M1 Motorways and Watford and St Albans town centres are close-by and St Johns Infant School and Fairfield Junior School are both within easy walking distance. The property is being offered for sale chain free and would make an ideal purchase for a first time buyer or someone seeking the benefits of single-storey accommodation.

Ground Floor

Wooden front door with an opaque glass panel leading to:

Communal Entrance

Fully carpeted communal hallway, wooden front door into private hallway.

Entrance Hall

Oak wood flooring, wall-mounted radiator, cupboard housing boiler, coat hanging space.

Bedroom One

13'4 x 10 (4.06m x 3.05m)

Range of fitted wardrobes with dressing table and drawers below and mirror above, further built-in wardrobes to one wall with matching bedside tables, wall-mounted radiator, decorative coving, Oak wood flooring, window to front aspect overlooking garden.

Living Room

12'6 x 12'1 (3.81m x 3.68m)

Two illuminated recesses with bespoke bookshelves and cupboards and electrical points inside, Oak wood flooring,

decorative coving, wall-mounted radiator, windows overlooking conservatory and to rear aspect.

Kitchen

9'5 x 7'8 (2.87m x 2.34m)

Comprehensive range of ivory wall and base units with Quartz worktops, tiled splash backs and part-tiled walls, stainless steel sink and drainer with chrome mixer tap, black ceramic electric AEG hob with built-in brushed chrome extractor fan above, integrated dishwasher, two AEG ovens, black slate floor, inset spotlights, window to side aspect.

Inner Hallway

Wood effect flooring, leading to family bathroom, bedroom two and conservatory.

Bathroom

6'11 x 5'5 (2.11m x 1.65m)

White suite comprising panelled bath with chrome mixer taps, wall-mounted electric shower with riser and handheld shower attachment, oval wash handbasin with chrome mixer tap and glass shelf above as well as wall-mounted

mirror and side lights, low-level WC, fully tiled walls and flooring, wall-mounted chrome heated towel warmer, wall-mounted mirror fronted medicine cabinet, inset spotlights and obscure glazed window to side aspect.

Conservatory/Utility Room

9'9 x 4'9 (2.97m x 1.45m)

Wall-mounted white half sink with chrome mixer tap, black slate flooring, space for washing machine and further space for dryer and fridge/freezer, mirrored to one end, wall-mounted light, full height windows to rear aspect and door leading out to private rear garden.

Bedroom Two/Dining Room

10'4 x 9'11 (3.15m x 3.02m)

Oak wood flooring, decorative coving, inset spotlights, black wall-mounted shelving and cupboards, double glazed French doors to rear garden.

Exterior

Frontage

Communal gate and pathway leading to two steps up to front door, high hedging offering privacy and security to front and side, well-maintained lawn, delightful selection of assorted flowering shrubs and seasonal plants.

Rear

Large and stunning rear garden comprising well-maintained lawn bordered by flower beds with beautiful changing displays of flowering shrubs and seasonal plants, tree lined to the rear and offering privacy and security, gate and pathway providing side access to front of property, patio ideal for sitting in the sun and al fresco entertaining, two grey timber storage sheds.

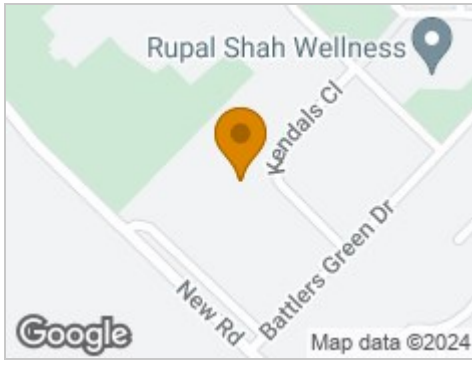
LEASE REMAINING: 107 YEARS

SERVICE CHARGE: CIRCA £150-£200 P.A.

GROUND RENT: £10 P.A.



Road Map



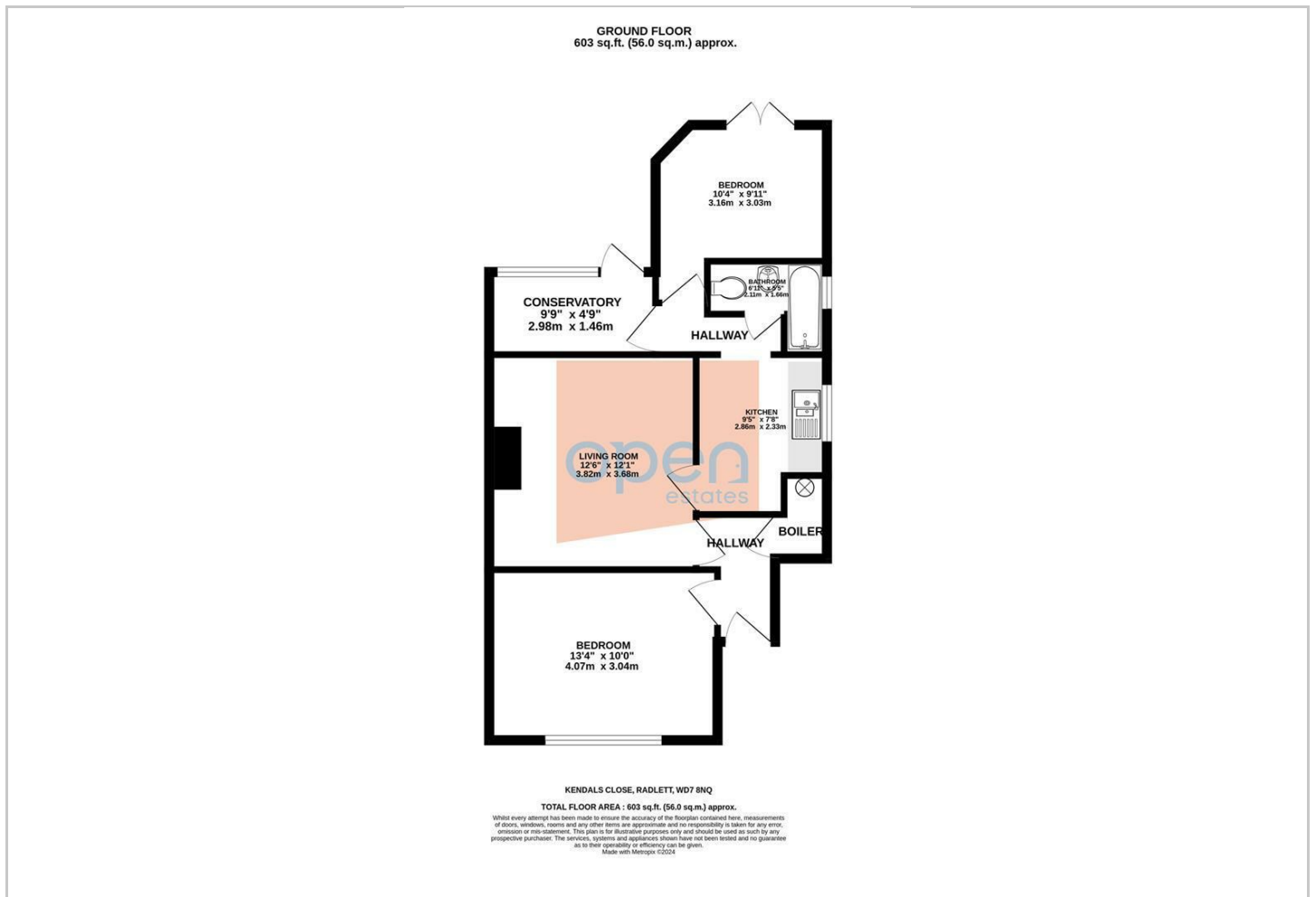
Hybrid Map



Terrain Map



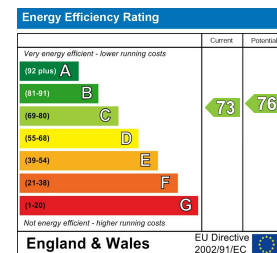
Floor Plan



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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