





# £4,300 PCM

# Christchurch Crescent, Radlett WD7 8AH

OPEN ESTATES are delighted to present this beautiful Edwardian FOUR BEDROOM THREE BATHROOM SEMI DETACHED HOUSE situated in this highly desirable road just a few moments stroll to Radlett Village shops and Mainline train station. The accommodation comprises: Entrance hall, living/dining room, sitting room, kitchen, utility/laundry room, guest cloakroom and a large conservatory on the ground floor. To the first floor is a large dual aspect master bedroom with en suite, bedroom two with en suite, two further bedrooms and a family bathroom. Externally this stunning character property benefits from a secluded rear garden with greenhouse and other assorted storage, large front garden with a paved driveway providing off-street parking for two cars and leading to a single detached garage. AVAILABLE NOW

## **GROUND FLOOR**

#### **FNTRANCE HALL**

12'10" x 7'4" (3.92 x 2.24)

#### LIVING/DINING ROOM

16'1" x 14'8" (4.91 x 4.46)

#### SITTING ROOM

15'11" x 15'7" (4.84 x 4.74)

#### KITCHEN

15'8" x 11'3" (4.77 x 3.43)

## UTILITY/LAUNDERY ROOM

14'9" x 7'2" (4.49 x 2.18)

#### **GUEST CLOAKROOM**

#### CONSERVATORY

17'11" x 10'11" (5.46 x 3.34)

#### FIRST FLOOR

#### LANDING

16'0" x 6'6" (4.87 x 1.97)

## MASTER BEDROOM

15'11" x 14'9" (4.86 x 4.50)

#### **EN SUITE**

4'9" x 11'2" (1.46 x 3.41)

# **BEDROOM TWO**

14'9" x 13'11" (4.50 x 4.24)

#### **FN SUITE SHOWER ROOM**

#### **BEDROOM THREE**

11'2" x 9'11" (3.40 x 3.03)

#### BFDROOM FOUR

9'7" x 7'4" (2.91 x 2.23)

## FAMILY BATHROOM

7'10" x 6'0" (2.38 x 1.82)

## **EXTERIOR**

## **FRONTAGE**

Paved driveway providing off-street parking for two cars and leading to a single detached garage and large front garden.

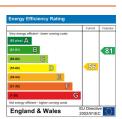
#### **GARAGE**

# REAR

Large paved patio leading to area of lawn bordered by flowerbeds, green house, two timber storage sheds, brick workshop and timber store. Side access to front garden.

#### Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of  $1\frac{1}{2}$  times the monthly rent, the first months rent in advance and an administration fee.



# Directions