



**OLIVER**  
**& AKERS** EST.2014

*Estate Agency with a personal touch!*

**Heath Way, Radlett, Herts, WD7**



A DETACHED, three bedroom, two bathroom FAMILY HOME with PLANNING PERMISSION for a single storey rear extension! Located within this SOUGHT AFTER location, set between Radlett and Shenley, benefiting from all local amenities, including Schools, shops, Radlett train station and nearby motorway links. This property is kept in GREAT CONDITION THROUGHOUT!

- Detached
- Three Bedrooms
- Two Bathrooms
- Lounge
- Kitchen/Diner
- Planning Permission Approved
- Rear Garden
- Off Street Parking

**£625,000 Freehold**

# Heath Way, Radlett, Herts, WD7

## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge 15'4" x 11'3" (4.67m x 3.43m)

Kitchen/Diner 15'4" x 9'3" (4.67m x 2.82m)

Stairs To First Floor

Landing

Bedroom One 9'4" x 8'9" (2.84m x 2.67m)(Max Pts)

En-Suite Shower Room

Bedroom Two 11'2" x 8'1" (3.40m x 2.46m)

Bedroom Three 11'4" x 7'1" (3.45m x 2.16m)

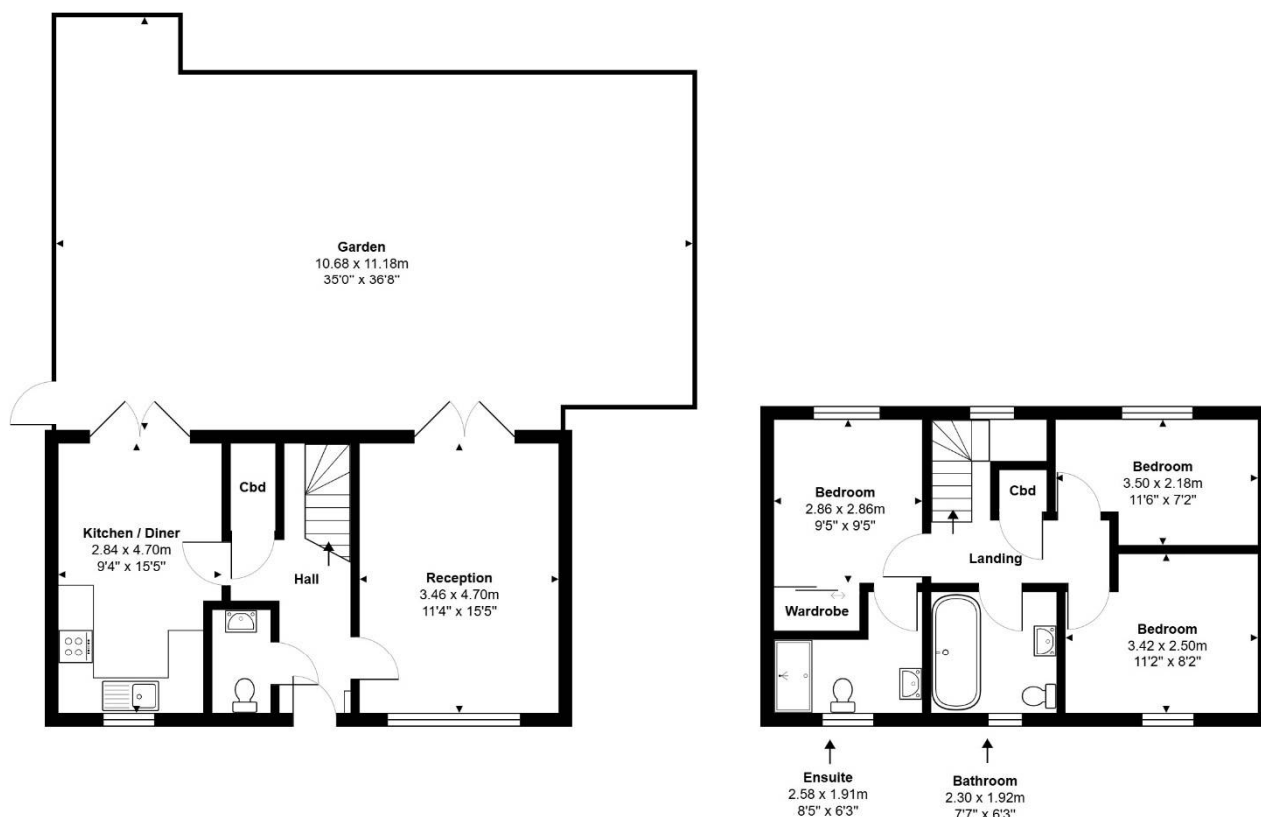
Family Bathroom

Exterior

Rear Garden

Off Street Parking





Total Area: 82.0 m<sup>2</sup> ... 883 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |           |

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.