



LOOM LANE, RADLETT
OFFERS IN EXCESS OF £1,150,000 FREEHOLD

LOOM LANE

Radlett, Hertfordshire WD7 8NY

Located on one of Radlett's premier roads, sits this wonderful detached family home benefiting from over 1,750 Sq. ft.

Briefly comprising; 27' bay-fronted reception room, impressive fully fitted kitchen / dining room / conservatory area with both the dining room and conservatory benefitting from bi-folding doors opening out to the stunning rear garden, further reception room which is currently being used as a study but could also be used for a kids playroom and a downstairs W/C.

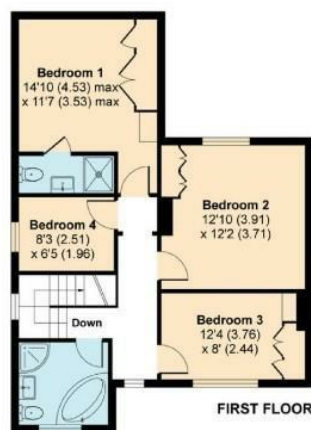
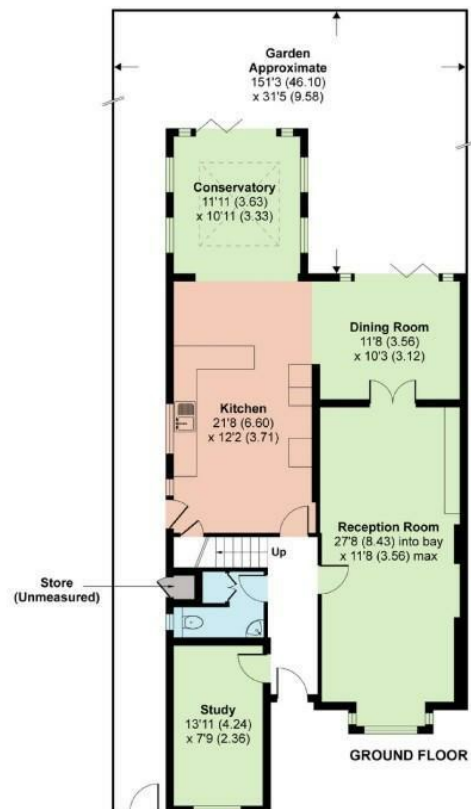
To the first floor; Large master bedroom with double wardrobes and an en-suite shower room, two further double bedrooms both of which also have fitted wardrobes, single bedroom and modern family bathroom.

To the rear of the property is a well maintained secluded 150' garden with a ample patio space perfect for summer entertaining. To the front of the property is off-street parking for multiple vehicles.

The property benefits from a wide range of great transport links close by with access to Kings Cross St Pancras and central London via train in no more than 25 Minutes.

- Premier Road
- 4 Bedrooms
- 2 Bathrooms
- Benefitting from over 1,700 Sq.Ft
- Good Condition Throughout
- 151' Rear Garden





Loom Lane, Radlett, WD7

Approximate Area = 1781 sq ft / 165.5 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchem 2021. Produced for Statons. REF: 770346

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

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



