



## Organ Hall Cottages

Radlett, WD7 7LU

Nestled within a rural setting on the outskirts of Radlett, this traditional three bedroom cottage offers immense potential for those seeking a characterful home with scope for improvement. A notable highlight is the sprawling rear garden that extends to beyond 175ft and a side plot that would lend itself to future extensions (subject to planning consents). The roof was renewed in 2016, the boiler and radiators were renewed in 2022 and the summer conservatory was built-in 2021. There is a fitted kitchen and a relatively modern family bathroom suite. This property presents a rare opportunity to create a bespoke country home in a desirable location.

## Offers Over £650,000 Freehold

# Organ Hall Cottages

Theobald Street, Radlett, WD7 7LU

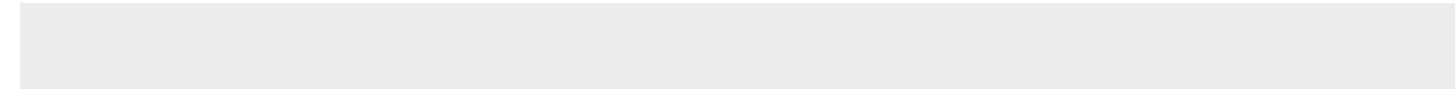


- Three Bedroom Cottage
- Conservatory
- Degree of Modernisation Required
- 175' Rear Garden
- Fitted Kitchen
- New Central Heating System
- Side Plot
- Modern Bathroom
- Vacant Possession

- Entrance Hall
- Reception Room  
11'11 x 10'11 (3.63m x 3.33m)
- Kitchen  
11'11 x 10'8 (3.63m x 3.25m)
- Conservatory  
8'5 x 7'6 (2.57m x 2.29m)
- Bathroom  
8'9 x 4'7 (2.67m x 1.40m)
- Stairs to Landing
- Bedroom One  
11'11 x 11' (3.63m x 3.35m)
- Bedroom Two  
12' x 8'1 (3.66m x 2.46m)
- Bedroom Three  
8'9 x 8'1 (2.67m x 2.46m)
- Rear Garden

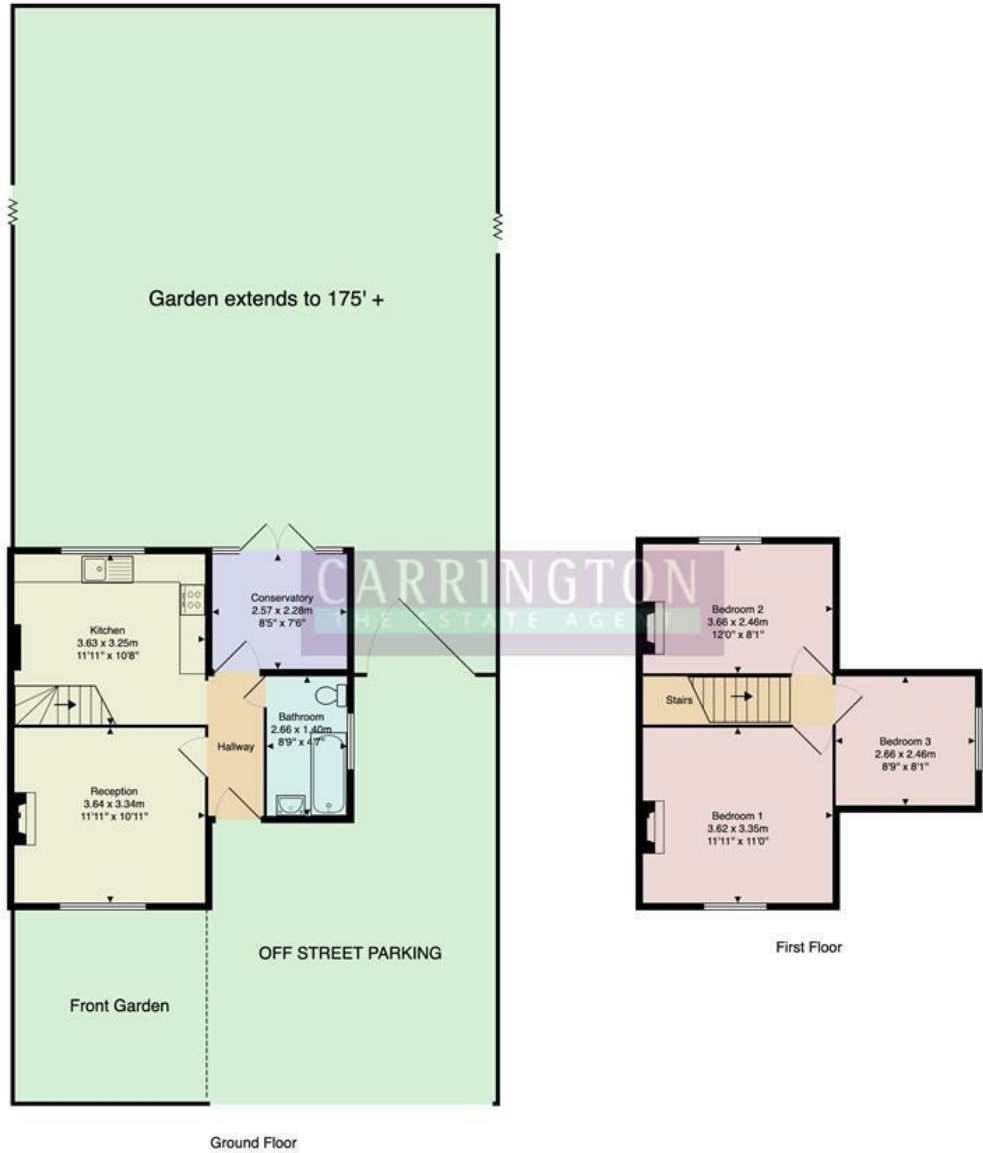








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Approx. Gross Internal Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup> (excluding front garden, garden extends to 175' +)

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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