

NEW



AITCHISONS

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Gills Hill Lane, Radlett, WD7 8PD

Asking Price £595,000 Freehold



Aitchisons are delighted to offer for sale this TWO BEDROOM SEMI DETACHED HOUSE with a good sized REAR GARDEN & a GARDEN ROOM at the foot of the garden, whilst the front offers OFF STREET PARKING FOR TWO CARS PLUS THE INTEGRAL GARAGE.

Internally the property requires refurbishing, however subject to planning could also be extended, (as houses on either side have carried out already) to create a larger three/four bedroom family property if required.

Gills Hill Lane is approximately a 12-15 minute walk away from the high street, with its array of restaurants, deli's and boutiques, including The Radlett centre which has numerous plays and shows throughout the year in its auditorium, along with its own cafe and library. Several public footpaths surround the area leading to numerous countryside walks as well as the Phillimore recreation ground which is also close by.

Local schools from reception, to primary and secondary include Edge Grove, Manor Lodge, Radlett prep, Haberdashers, Aldenham and Newberries whilst access into and out of London on the Thames link, takes approx 28 minutes into Kings Cross, via WEST HAMPSTEAD on the Jubilee Line. EPC TBA / Council tax Band D

- Two bedroom semi detached house
- Off street parking for two cars, integral garage, rear garden & garden room
- In need of refurbishment & potential to extend, subject to planning
- Sole Agents
- Council tax band D / EPC



PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Total Area: 953 ft² ... 88.6 m² (excluding garden room)

All measurements are approximate and for display purposes only

VIEWING

Strictly by appointment with Aitchisons

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Aitchison Raffety Limited trading as Aitchisons.

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Ref:

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Aitchisons (nor its joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating **D**

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