

**NEW**

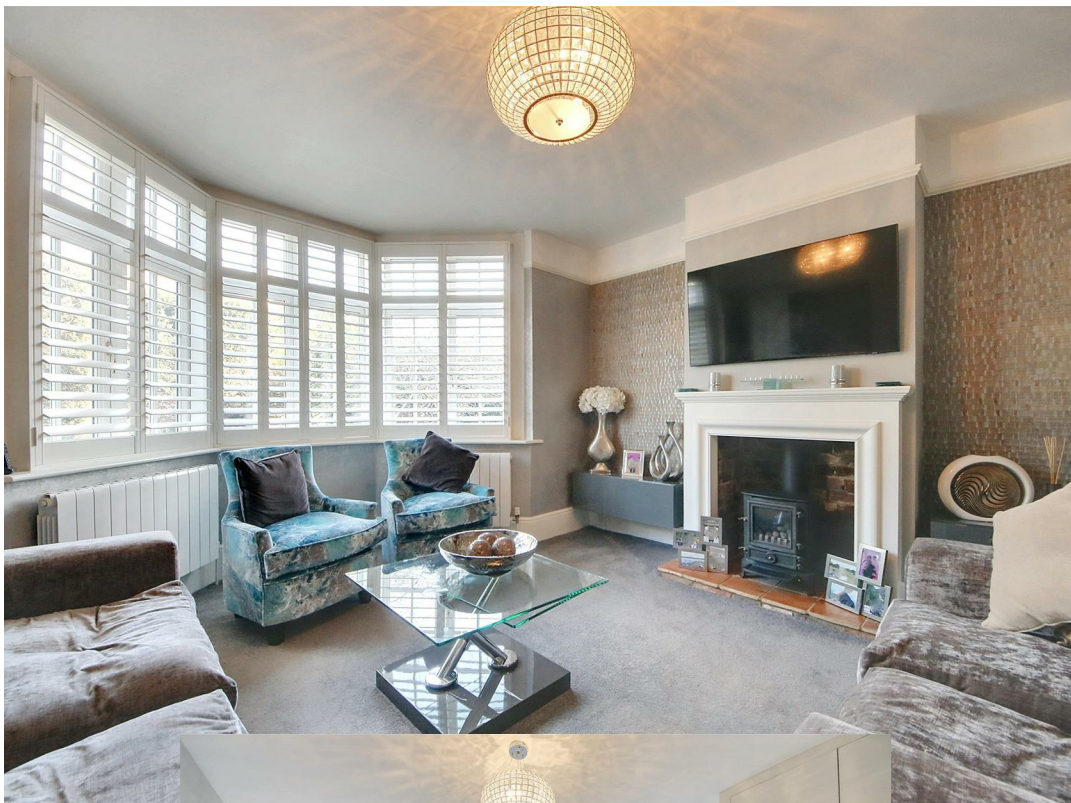


**AITCHISONS**

*selling homes since 1935*

Watling Street, Radlett, WD7 7JH

Offers In Excess Of £799,950 Freehold



A spacious mid terraced FOUR BEDROOM, TWO BATHROOM Edwardian character FAMILY HOUSE with accommodation spread over three floors. Including TWO RECEPTION ROOMS, and an OPEN PLAN KITCHEN / BREAKFAST ROOM, A DELIGHTFUL REAR GARDEN together with an OFFICE/ SUMMER HOUSE and a further shed, together with additional rear access for a gardener.

Ideally located on Watling Street and just a short walk to Radlett's high street with its mix of deli's and boutiques. Including several new restaurants and cafes, INCLUDING A GAILS, BRASS MONKEY & PER TUTTI. The Radlett centre also offers a charming restaurant/ cafe, library and auditorium for year round shows.

Radlett's Thames link station offers direct access into Kings Cross ( St. Pancras) in under 28 minutes via West Hampstead ( Jubilee line) in slightly shorter journey time, with its own direct links towards Bond Street. Local schools include a good variety from reception, through to infant and secondary levels with Edge Grove, Manor Lodge, Newberries, Radlett Prep, Habs and Aldenham all within easy reach, approx 10- 15 minutes drive.

This charming property is offered with a complete chain in place.

Hertsmere Council Tax Band F/ EPC D/ Mains drainage / PERMIT PARKING FOR 2 CARS PLUS VISITORS PERMIT

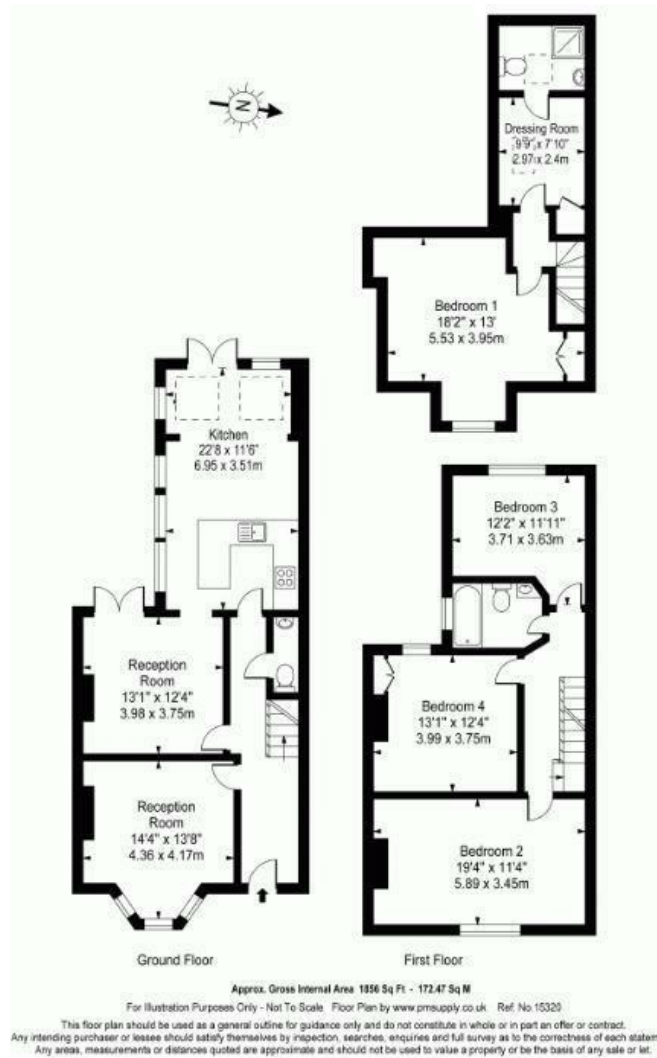
- Four double bedrooms, two bathrooms
- Two reception rooms. Open plan Kitchen / breakfast room
- Lovely rear garden
- Pretty character house
- Easy access into Radlett, 5 minute walk to station
- PERMIT PARKING FOR 2 CARS PLUS VISITORS PERMITS
- Sole Agents





**PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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



**VIEWING**

Strictly by appointment with Aitchisons

Tel: 01923 859444

Email: [office@aitchisonsradlett.co.uk](mailto:office@aitchisonsradlett.co.uk)

Website: [aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

*Aitchison Raffety Limited trading as Aitchisons.*

*Registered Office: Unit 4 Stokenchurch Business, Park ,  
Ibstone Road, Stokenchurch, Buckinghamshire, HP14 3FE  
Registered in England & Wales No.3435902*

*Ref:*

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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**

299 Watling Street, Radlett, WD17 7LA

**01923 859444**

[aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

