

**NEW**



**AITCHISONS**

*selling homes since 1935*

Radlett Park Road, Radlett, WD7 7BG

Asking Price £875,000 Freehold



A delightful semi detached family house ( approx 1134 sq ft/ 105 sq m) with an abundance of character including several fireplaces & stained glass windows, WITH APPROVED PLANNING PERMISSION IN PLACE TO CREATE AN ADDITIONAL BEDROOM AND GROUND FLOOR ACCOMMODATION.

Internally this charming home has three bedrooms, a large family bathroom, shower room and guest cloakroom whilst on the ground floor is a large and inviting entrance hall, two reception rooms and a separate kitchen. Externally is a detached garage to the front with off street parking for several cars whilst to the rear is a good sized south west facing garden. Presented in a clean condition throughout it would further benefit from internal refurbishment.

Located in UNDER A 10 MINUTE WALK TO RADLETT'S Thames Link Station, with its direct access into London via Kings Cross, St Pancras in under 28 minutes. Well positioned for all of the local amenities Radlett has to offer including a myriad of shops, new restaurants, and The Radlett centre with its own auditorium, café and library.

LOCAL schools from reception through to secondary level include, Edge Grove, Manor Lodge, Yavneh, Newberries, Radlett Prep, Habs ( boys and girls ) and Aldenham, all of which are within an easily accessible distance with numerous coaches stopping in Radlett high street itself.

Energy rating E / Gas central heating/ mains drainage/ Council tax band E/ Plans available upon request/ EPC D/ PHOTOS SHOW HOUSE WHEN VACANT

- Semi detached period property
- Front & rear gardens, off street parking and detached garage
- Period features
- Planning permission in place for extensions
- EPC D/ Council tax band E / Mains drainage/ gas central heating
- Sole Agents
- Plans available upon request





**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

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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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