

**NEW**



**AITCHISONS**

*selling homes since 1935*

The Close, Radlett, WD7 8HA

Asking Price £835,000 Freehold





A delightful three bedroom semi detached house of ( approx 1326 sq ft / 123 sq m) set in this enviable location just off Oakridge Avenue, one of the most desirable roads in Radlett. Set over two floors this well presented property offers scope to be further enhanced with various additions ( subject to planning) extending this property into larger family home if required. Further benefits include a garage, and pretty lawned gardens to both the front and rear, with wonderful westerly views , giving afternoon sun to the rear of the property.

Located within easy walking distance of Radlett's Mainline Station offering direct access into London ( under 26 minutes) via West Hampstead or onto St.Pancras in under 30 minutes.

Radlett's high street has numerous places of worship, restaurants, coffee shops, and a library within the Radlett centre which hosts numerous shows, and concerts throughout the year. Schools include several state & private, from reception through to secondary. Manor Lodge, Edge Grove, Newberries, St.Johns, Radlett Prep, Haberdashers and Aldenham, all being close by.

Mains drainage/ gas central heating/ Council tax band E / EPC D

- Wonderful three bedroom semi detached family home
- Superb location
- Delightful front and rear west facing gardens
- Garage & off street parking
- Complete chain in place
- Potential to extend ( subject to planning )
- Mains drainage/ gas central heating/ Council tax band E / EPC D









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

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



All measurements are approximate and for display purposes only

**VIEWING**

Strictly by appointment with Aitchisons

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

