



SUSMANS
ESTATES

Newberries Avenue, Radlett, WD7 7EJ

Offers In Excess Of £1,000,000 Freehold

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**** PRICE REDUCTION **** VIEWING THIS SATURDAY 10.30 TO 12.30 MIDDAY **** BY APPOINTMENT ONLY ****

A delightful THREE DOUBLE bedroom DETACHED property with the added advantage of an extended Kitchen / breakfast room with a vaulted ceiling opening on to a patio and South westerly facing garden beyond.

Further benefits include a GARAGE, additional ground floor shower room and a study. Subject to planning, this property could be further extended and remodelled to create a well balanced four bedroom family home. Located within the catchment area for Newberries School, being only a five minute walk away it is ideally positioned along with the high street, a little further away.

Transport links include 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.

EPC D/ Mains drainage/ gas central heating/ hertsmere council tax band G

- Detached three double bedroom, two bathroom family house
- Off street parking for two cars and a garage
- South westerly facing rear garden
- Potential to extend subject to planning
- Close to Newberries School and high street
- Walking distance to Thames link station
- EPC D/ mains drainage/ gas central heating/ Council tax band G
- 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 Susmans Estates

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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 Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point or 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 other intending purchaser.

EPC Rating D

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