

**SALE
AGREED**



AITCHISONS

selling homes since 1935

Station Road, Radlett, WD7 8JX

Asking Price £700,000 Freehold



An opportunity to purchase an unmodernised mid terraced property with planning permission to convert into a four bedroom family home, with off street parking to the front and a courtyard garden to the rear.

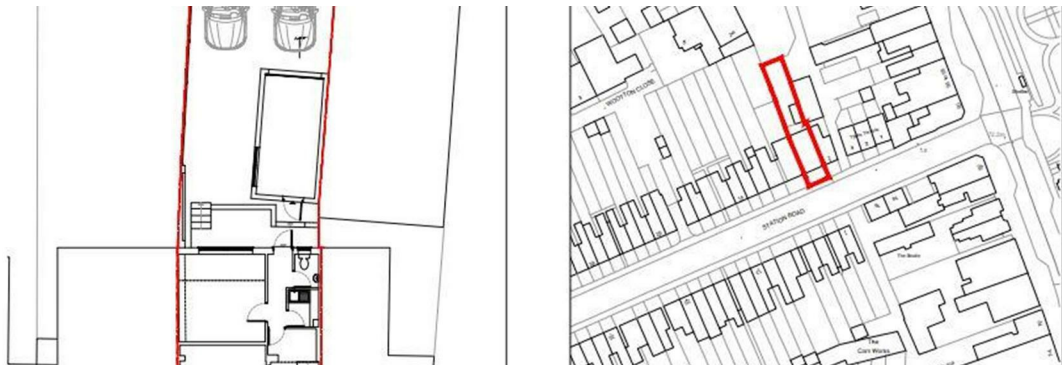
Located in UNDER A 3 MINUTE WALK TO RADLETT'S Thames Link Station, with its direct access into London via Kings Cross, St Pancras in under 28 minutes. It is incredibly well positioned for all of the local amenities Radlett has to offer including a myriad of shops, new restaurants, and The Radlett centre 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.

24/1333/PD56M | Change of use from Class E commercial to Class C3(a) 4x bed dwelling. (Class MA) | 4 Station Road Radlett Hertfordshire WD7 8JX

- Outstanding Location, moments from high Street
- Planning permission to convert to residential family home
- Off street parking and rear courtyard
- Chain free
- Hertsmeire Council tax band TBA/ mains drainage/ Heating TBA/ Broadband TBA





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

299 Watling Street, Radlett, WD17 7LA

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aitchisonsradlett.co.uk

