



**AITCHISONS**

*selling homes since 1935*

Goodyers Avenue, Radlett, WD7 8BA

Offers In Excess Of £1,000,000 Freehold





\*\*\* PLOT WITH PLANNING PERMISSION IN A PRIME LOCATION IN RADLETT  
\*\*\*

Located on the peaceful and highly desirable Goodyers Avenue in Radlett, this property presents an exceptional opportunity for both immediate living and future development. The existing BUNGALOW comes with planning permission granted for it's demolition and the construction of a spacious 4-bedroom detached house, offering 2,850 sq.ft of living space. A perfect opportunity for those looking to create their dream home, with all necessary permissions already in place.

Set in a prominent position on the road and currently comprising of a master bedroom with fitted wardrobes together with its own ensuite bathroom, two further double bedrooms, which could be used as bedrooms or study/living rooms. A dining area, kitchen and reception room open directly onto the mature and private West facing garden.

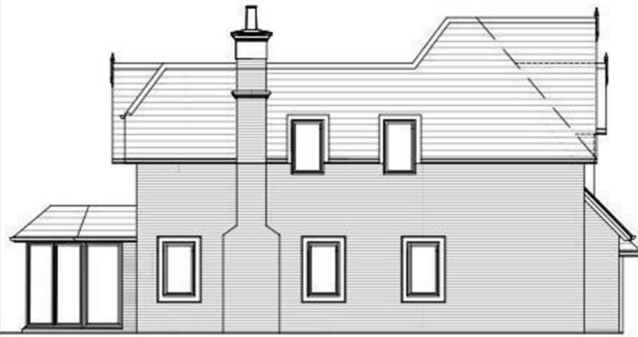
To the front there is a large mature garden together with a garage and driveway allowing for parking for three/four cars.

The bungalow is a short walk ( under ten minutes) from Radlett's village centre with its ThamesLink Mainline Station taking you into Central London Kings Cross in under thirty minutes or West Hampstead on the Jubilee Line in under twenty minutes. Radlett village centre has an array of eateries and delis and also the renowned Radlett Centre, with its own auditorium, cafe and library. Various places of worship are also close by.

Council Tax band G/ EPC E/ Mains Drainage / Electric Heating

■ Modern exterior photo is a CGI representation & the plans depict the new build home ■ BUNGALOW IS CURRENTLY Three Double Bedrooms & Two Bathrooms ■ Lounge and separate dining area ■ Planning permission to extend or remodel if required, enquire for further information ■ Private road location, garage and off street parking ■ Council Tax Band G/ EPC E/ mains drainage/ Electric heating ■ Joint Sole Agents





DATE: 10.08.2020  
PROPOSED SOUTH WEST ELEVATION  
SCALE: 1/50



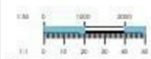
DATE: 10.08.2020  
PROPOSED NORTH WEST ELEVATION  
SCALE: 1/50



DATE: 10.08.2020  
PROPOSED SOUTH EAST ELEVATION  
SCALE: 1/50



DATE: 10.08.2020  
PROPOSED NORTH EAST ELEVATION  
SCALE: 1/50



Scale: 1/50  
1:1 0 10 20 30 40 50

Client: Mr & Mrs. [Name]	Project: [Name]
Address: [Address]	Phase: [Phase]
Site: [Site]	Drawn: [Name]
Drawn: [Name]	Checked: [Name]
Approved: [Name]	Date: [Date]

Mr & Mrs. [Name]  
[Address]  
[Postcode]



## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Ground Floor

Total Area: 1295 ft<sup>2</sup> ... 120.3 m<sup>2</sup>

All measurements are approximate and for display purposes 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

E

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