



Cobden Hill, Radlett, WD7 7JL

£4,500 PCM

FOUR BED MODERN FURNISHED HOUSE RADLETT AVAILABLE MARCH. We are delighted to be able to offer for rent this four bedroom house built only ten years ago in the centre of Radlett.

The property which has been re-decorated throughout, comprises four double bedrooms and two bathrooms together with two large reception rooms and spacious kitchen diner with bi-fold doors opening onto rear patio and garden. To the exterior there is a single garage and secure off-street parking.

The property is ideally located right in centre of Radlett with the shops being less than a 5 minute walk away. The ThamesLink mainline station is under a 10 minute walk away which takes you into Central London in under 25 minutes. State schools close by include Newberries, St. Johns & Fairfield and HJPS together with private ones including Manor Lodge, Radlett Prep, Edge Grove, Habs and Aldenham.

The property is offered furnished and is available March

- Four Bed Two Bathroom House
- Two Large Reception Rooms
- Gated Off-Street Parking
- Situated in the Centre of Radlett
- Re-Decorated Throughout
- Available March





**First Floor**  
Area: 614 ft<sup>2</sup> ... 57.1 m<sup>2</sup>



**Second Floor**  
Area: 257 ft<sup>2</sup> ... 23.9 m<sup>2</sup>



**Ground Floor**  
Area: 766 ft<sup>2</sup> ... 71.1 m<sup>2</sup>

Total Area: 2047 ft<sup>2</sup> ... 190.1 m<sup>2</sup>

All measurements are approximate and for display purposes only



**Lower Ground Floor**  
Area: 410 ft<sup>2</sup> ... 38.1 m<sup>2</sup>



## VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

299 Watling Street  
Radlett  
WD7 7LA

## E-mail:

office@susmansstates.com

## Website:

susmansstates.com

*Aitchison Raffety Limited trading as Aitchisons.  
Registered Office: 2 Holywell Hill, St Albans,  
Hertfordshire AL1 1BZ  
Registered in England & Wales No. 3435902*

Ref: 154

## EPC Rating



## 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.