

NEW



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Regents Close, Radlett, WD7 7DB

Asking Price £1,650,000 Freehold



***** CHAIN FREE *****

We are delighted to offer for sale this detached FOUR DOUBLE BEDROOM, TWO BATHROOM family house set in a convenient and quiet cul-de-sac location within easy walking distance to the centre of Radlett with its High Street and ThamesLink station.

The property comprises of a large entrance hall, a good sized eat in kitchen/breakfast room, which in turn leads through the dining room and reception beyond. These rooms all overlook the large, level and mature garden to the rear. There is also a guest cloakroom and study on this floor. The first floor provides four spacious bedrooms and two bathrooms (one en-suite).

To the rear of the property is the attractive and very private garden whilst a pretty frontage, off-street parking for two/four cars together with a DOUBLE GARAGE complete the exterior.

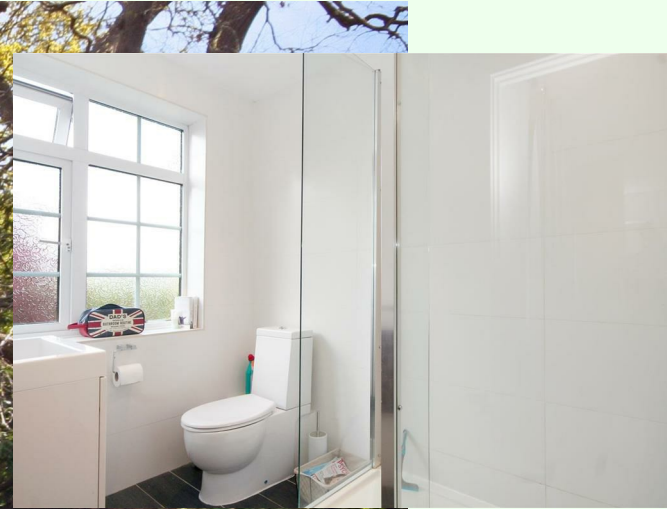
Subject to planning, further remodelling and extensions to the rear and side could easily add additional accommodation if required.

Transport links include Radlett's Mainline ThamesLink Station offering direct access into London 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 a number of shows and concerts throughout the year. Schools close by, both state & private, include Manor Lodge, Edge Grove, Newberries, St.Johns, Radlett Prep, Haberdashers and Aldenham.

Gas central Heating/Mains drainage/ EPC D / Council tax band G

■ FOUR BEDROOM DETACHED HOUSE ■ THREE RECEPTION ROOMS ■ TWO BATHROOMS ■ DOUBLE GARAGE & OFF STREET PARKING ■ CUL-DE-SAC LOCATION ■ EXTENSION POTENTIAL (STP) ■ CLOSE TO STATION ■ COUNCIL TAX BAND G; EPC D ■ LARGE PRIVATE GARDEN ■ CHAIN FREE



PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



First Floor
Area: 860 ft² ... 79.9 m²



Ground Floor
Area: 1157 ft² ... 107.4 m²

Total Area: 2016 ft² ... 187.3 m²

All measurements are approximate and for display purposes only

SUSMANS
ESTATES

VIEWING

Strictly by appointment with Aitchisons

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IMPORTANT NOTICE

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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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