



SUSMANS
ESTATES

Gills Hill Lane, Radlett, WD7 8PE

Asking Price £1,350,000 Freehold



A superbly presented and well balanced FAMILY HOUSE (1923 sq ft/179 sq m) consisting of FOUR DOUBLE BEDROOMS, TWO BATHROOMS (ONE EN-SUITE) set over two floors with a pretty rear garden and off street parking for THREE CARS within the PRIVATE DRIVEWAY.

Internally the ground floor accommodation consists of a fabulous extended reception room , with a VAULTED CEILING and skylights allowing a tremendous amount of light to stream in, together with a separate TV ROOM and an open-plan kitchen/dining room facing the rear garden. Additionally, on the ground floor is the study, guest cloakroom and UTILITY ROOM, whilst above on the first floor are the bedrooms set around a central staircase.

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, whilst walking into the high street is under 15 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.

- Detached Family House
- Driveway for 3 cars
- Two reception rooms, with a separate Kitchen/Dining Room
- Guest cloakroom, study and utility room
- Four bedrooms, two bathrooms (one en suite)
- Secluded rear garden
- 15 minute walk into the High street
- EPC D/ Hertsmere tax band G/ Mains drainage/ gas central heating/ mains sewage





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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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.

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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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