



SUSMANS
ESTATES

Harper Lane, Radlett, WD7 9HG

Guide Price £975,000 Freehold

Harper Lane, Radlett, WD7 9HG



Situated between Radlett & St Albans is this stunning semi-detached house on a sizable plot where the tree-lined garden alone is c1/4 acre. This immaculately maintained property has recently been fully renovated to a very high standard by the current owners, offering versatile family living spaces. The property sale includes an additional title, which has the potential to utilise the 'plot' to the side of the house to construct an additional property or an annexe supplementary to the main house (stpp).

The living space is c2,000sqft comprising of three/four bedrooms & three bathrooms. Upstairs is a master suite with dressing area & ensuite, two further double bedrooms (one ensuite) & a family bathroom.

Downstairs offers a very spacious open plan kitchen/dining area perfect for cooking, dining and entertainment, along with a separate utility room. There is also a generous-sized living room with bifolds to the garden to fully enjoy seamless indoor-outdoor living, and a further reception room (currently used as bedroom four) and a downstairs wc.

The property also benefits from a carriage driveway offering parking for up to c6 cars, front garden, a large southerly aspect mature rear garden (c150ft) with a substantial 'Green Retreats' outbuilding (c250sqft) offering a garden office, additional living space & separate storage room, all fully air conditioned.

Viewing is strongly recommended.

- Three/Four Bedrooms, three bathrooms , two en suite
- Semi-Detached
- Kitchen/ Diner
- Further lounge and bi folding doors
- Carriage Driveway For Up to 6 Cars
- Large South-East Facing Garden with purpose built Summer house/ Office
- CAT 7 Wiring to garden office, with full internet access





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



SUSMANS
ESTATES

Ground Floor
Area: 1052 ft² ... 97.7 m²

First Floor
Area: 677 ft² ... 62.9 m²

Total Area: 1993 ft² ... 185.1 m² (Including Outhouse)
All measurements are approximate and for display purposes only



VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com

Website: susmansestates.com

Radlett Estate Agents Limited trading as Susmans Estates.

*Registered Office: First Floor, Radius House, Watford,
Hertfordshire WD17 1HP.*

Registered in England & Wales No.5579487

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.

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 other intending purchaser.

EPC Rating C

299 Watling Street, Radlett, WD7 7LA

01923 859444

susmansestates.com

SUSMANS
ESTATES