



SUSMANS  
ESTATES

Park Road, Radlett, WD7 8EQ

Asking Price £695,000 Freehold



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Set on Park Road is this characterful, semi detached three bedroom property, with TWO dedicated OFF STREET PARKING SPACES AND A LARGE, PRIVATE REAR GARDEN.

IN NEED OF REFURBISHMENT this charming property offers an exciting opportunity to create a wonderful family home, located within a stones throw of the high street with its incredible selection of shops, boutiques, restaurants and Deli's, whilst The Radlett Centre offers a library, cafe and has regular theatre shows.

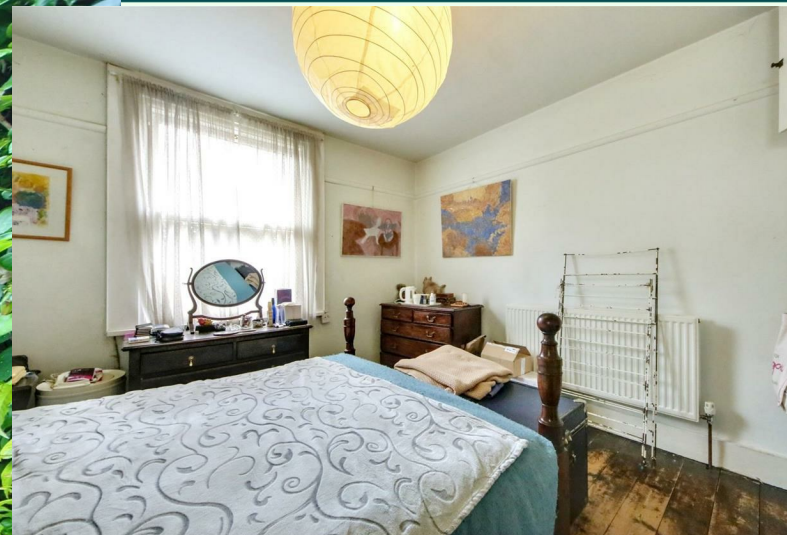
Transport links include Radlett's Mainline Station offering direct access into London ( under 26 minutes) via West Hampstead or onto St.Pancras in under 30 minutes.

Radlett's high street has numerous places of worship together with an array of local schools on hand; including several state & private, from reception through to secondary. Manor Lodge, Edge Grove, Newberries, St.Johns, Radlett Prep, Haberdashers and Aldenham, all being close by.

Gas central heating/ mains drainage and sewage/ EPC D/ Hertsmere tax band E

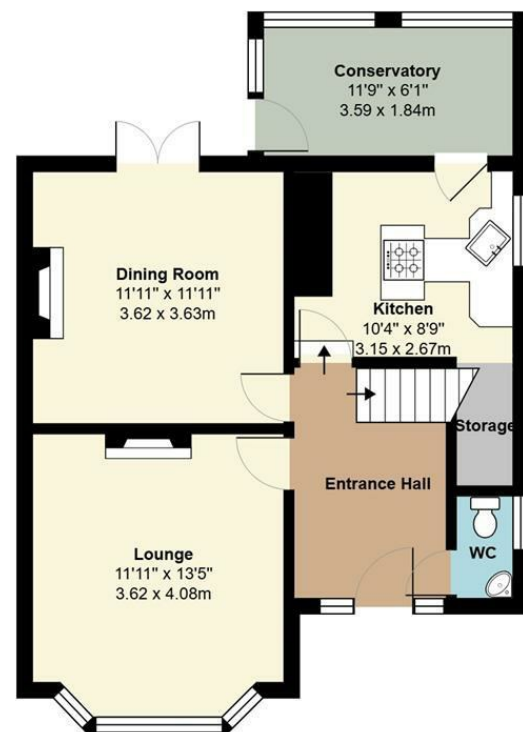
■ Three bedroom semi detached family house ■ Off street parking for 2 cars ■ Incredible secluded rear garden ■ In need of internal refurbishment ■ A short walk into the village ■ Five minutes from Train station ■ EPC TBA/ mains drainage and sewage/ Gas central heating/ Council tax band E







**PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.



Total Area: 1106 ft² ... 102.8 m²  
All measurements are approximate and for display purposes 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.

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 D

299 Watling Street, Radlett, WD7 7LA

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