



SUSMANS
ESTATES

Letchmore Road, Radlett, WD7 8HT

Asking Price £1,325,000 Freehold

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We are delighted to offer for sale, this FIVE BEDROOM detached family house of (1950 sq ft / 182 sq m) in the Heart of Radlett Village, literally a few minutes walk from the high street itself.

The property features a private and long front garden, enhancing its sense of privacy and curb appeal, while a single garage to the front along with upto FOUR off street parking spaces add to its practicality. To the rear, a good sized westerly-facing garden of approx 40-50 ft square completes the exterior.

Inside, the home offers well-proportioned living spaces with scope to update or extend (STPP), making it ideal for growing families or buyers seeking a long-term investment.

Radlett's High Street, home to an array of boutique shops, stylish cafés, restaurants, and everyday amenities is perfect for all local shopping needs. Radlett's Thames Link Station offers excellent transport links, with direct services to West Hampstead in under 20 minutes and London King's Cross/St Pancras in approximately 25 minutes, making it ideal for commuters.

Families are especially well catered for, with access to some of the region's most respected schools. Newberries Primary School and Fair Field Junior School are nearby, as well as prestigious independent options including Haberdashers' Boys' School, Haberdashers' Girls' School, Radlett Prep, and Edge Grove School. EPC D/ Council tax band G/ GAS CENTRAL HEATING/ Mains drainage

- Five bedroom detached family house
- Superb front and rear gardens
- Single garage and parking for 4 cars
- Potential to extend and remodel subject to planning
- A few minutes walk into Radlett village.



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 issues in good faith and are intended to give a fair description of the property but do not constitute part or 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 or 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

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