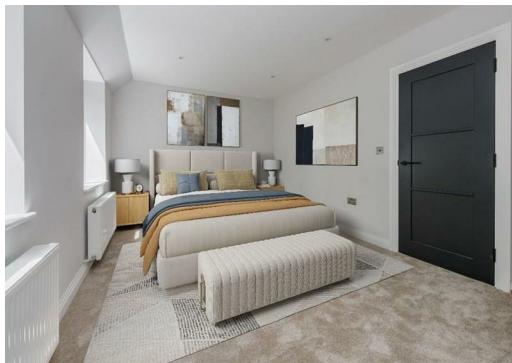




**SUSMANS**  
ESTATES

Cobden Hill, Radlett, WD7 7JR

Asking Price £875,000 Freehold



Hooper Close, an exclusive new development just moments from Radlett High Street. This beautifully designed three-bedroom mid terraced home spans over 1,135 sq. ft. across three floors, offering stylish, modern living in a peaceful, landscaped setting.

The ground floor features a sleek, fully fitted open plan kitchen with Siemens integrated appliances. A guest WC, and a spacious living/dining room with air conditioning opening onto a private garden with raised flower beds—perfect for entertaining and family life.

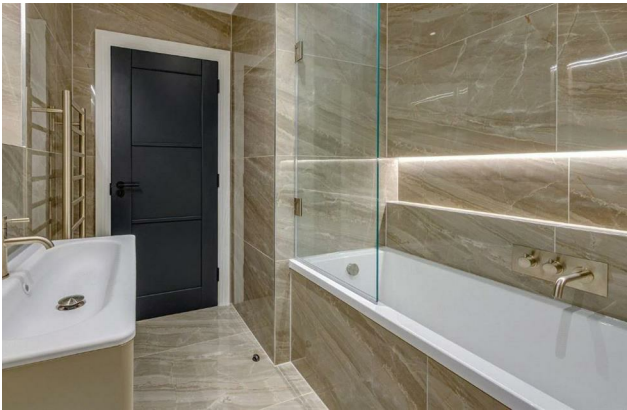
Upstairs, two generous double bedrooms, one with fitted wardrobes share a contemporary family bathroom, with the addition of a laundry cupboard on the first floor landing housing a washing machine and separate dryer. The top floor is dedicated to a luxurious principal bedroom with superb built in wardrobes and dressing units with an en-suite bathroom, and air-conditioning.

Additional benefits include TWO allocated parking spaces directly to the front, an EV charging point, and high-quality finishes throughout.

Ideally located, this home is a short walk to Radlett's vibrant shops, cafés, and restaurants, with fast Thameslink connections to Central London via Kings Cross in under 28 minutes. Excellent local schools—both state and independent—make this a superb choice for families seeking the best of village life with city convenience.

Air source heat pump/ EPC TBA/ Air conditioning/ Council tax band TBA/ Maintenance charge £200 pa approx to include limited landscaping and insurance.

- Newly built development
- Three Double bedrooms, two bathrooms (one en suite)
- Air conditioning to principle rooms
- Two allocated private parking spaces, secluded rear garden
- EV charging point, underfloor heating, herringbone flooring to ground floor
- Ready for immediate occupation



## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



## VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: [office@susmansestates.com](mailto:office@susmansestates.com)

Website: [susmansestates.com](http://susmansestates.com)

Radlett Estate Agents Limited trading as Susmans Estates.

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

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Ref:

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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

299 Watling Street, Radlett, WD7 7LA

01923 859444

[susmansestates.com](http://susmansestates.com)

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