



SUSMANS
ESTATES

Highbridge Close, Radlett, WD7 7GW

Offers In Excess Of £800,000 Freehold



A well presented THREE/ FOUR bedroom, TWO BATHROOM mid terraced FAMILY HOUSE of (1597 sq ft /148 sq m) set over three floors within this well known and renowned GATED DEVELOPMENT a short walk from the high Street and ThamesLink station, with TWO OFF STREET PARKING SPACES.

Internally the accommodation has been well thought out, converting the integral garage into a STUDY with storage to the front, whilst the large and inviting open plan kitchen / breakfast room flows seamlessly into a TV room, overlooking the landscaped garden to the rear. Above on the first floor the LARGE reception room facing the front aspect, with bedrooms on this floor and the second above.

Converting the rear double bedroom on the first floor into two rooms, creates the fourth bedroom if required.

Located within easy walking distance (under 10 minutes) of 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, 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.

Mains drainage/ gas central heating/ Council tax band F / EPC C / Service charge Approx £1100 pa

■ Secure gated development ■ Mid Terraced town house ■ Off street parking for two cars and numerous guest parking bays ■ Delightful Kitchen / breakfast room, separate study ■ Open plan ground floor kitchen / breakfast room with first floor lounge ■ Mains drainage/ gas central heating/ Council tax band F / EPC TBA/ Service charge £1100 ■ Freehold ■ Sole agents

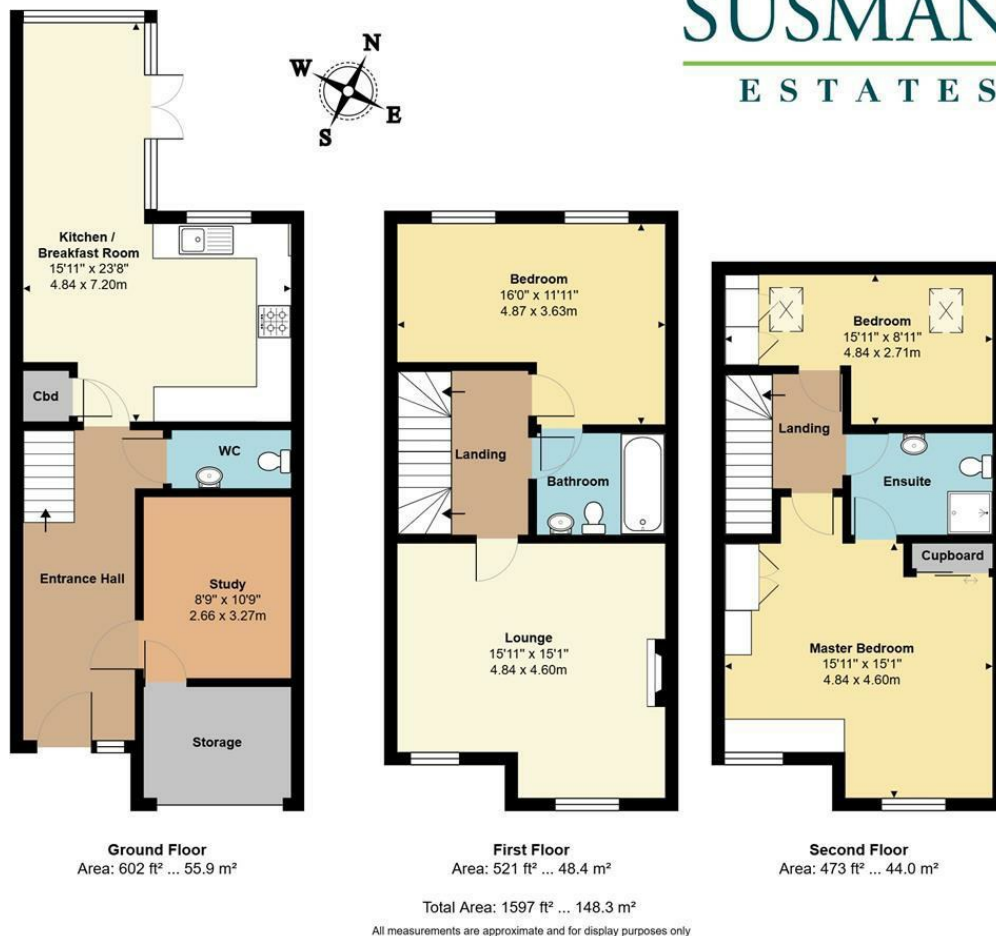




PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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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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

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