

# Watling Knoll, Radlett

## £1,000,000 (Freehold)



A beautifully presented 3 bedroom detached character home which has been very well maintained by its present owners. The property is within close proximity to Radlett's Village making it easily accessible to all local amenities including Radlett's main line train station, an array of local shops, restaurants, bars and places of worship. The house offers flexible living accommodation and features a generous sized private south facing rear garden.

To the ground floor the large square entrance hall leads to a reception room which boasts a character gas fire place, French patio doors leading directly onto the rear garden, 2nd reception room, kitchen/breakfast room, guest cloakroom and under stairs storage cupboard.

The first floor consists of the principle bedroom with an en-suite shower room and a 2 further double bedrooms and a contemporary family bathroom.

To the rear is an approximately 100' garden which is south facing and mainly laid to lawn with various shrubs plants and trees.

To the rear of the garden is a fabulous outhouse which is currently being used as a gym. There is also a bar. The outhouse has power and Wifi.

The front of the property is set back from the road with an impressive large block paved carriage driveway and access to the single garage.

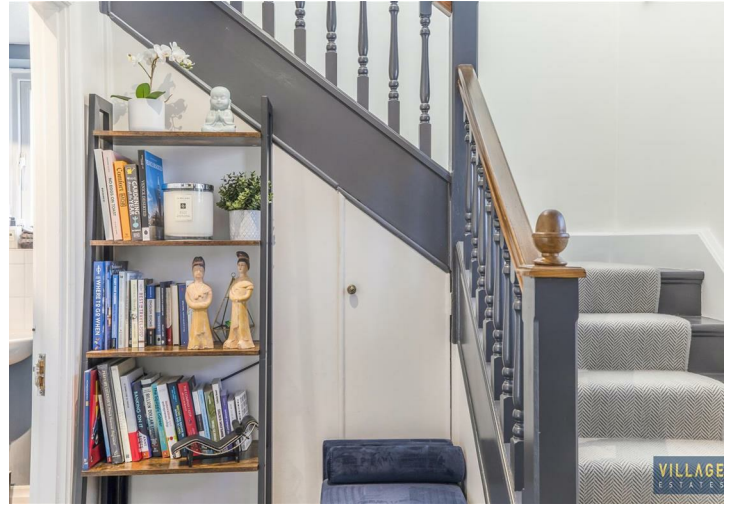
The property benefits from having scope to extent having previously been approved planning permission to do a double story rear extension which has recently expired

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)

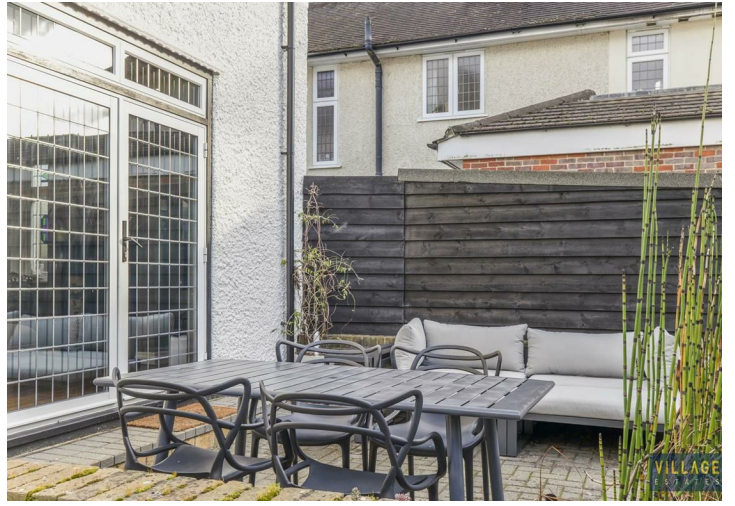
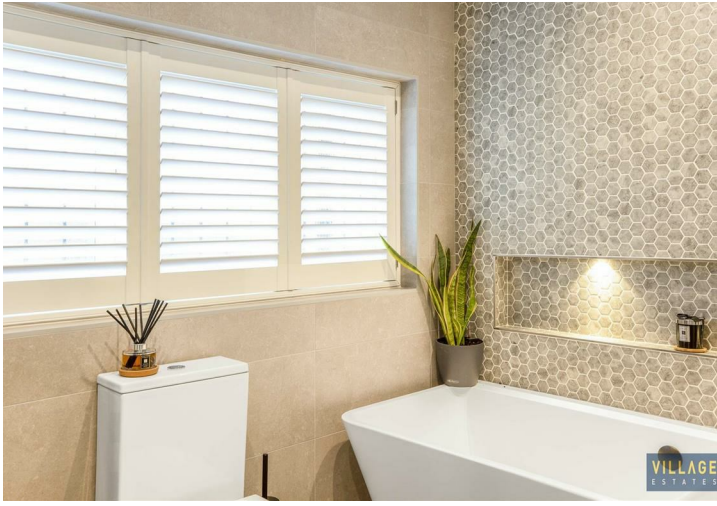


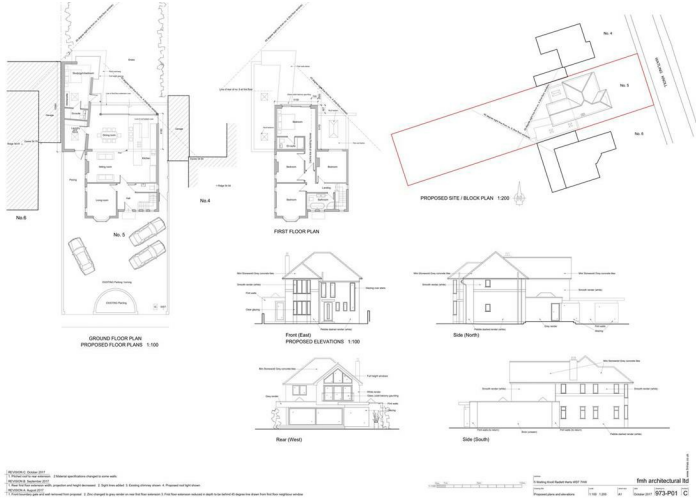
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70d Watling Street, Radlett  
Herts WD7 7NP

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









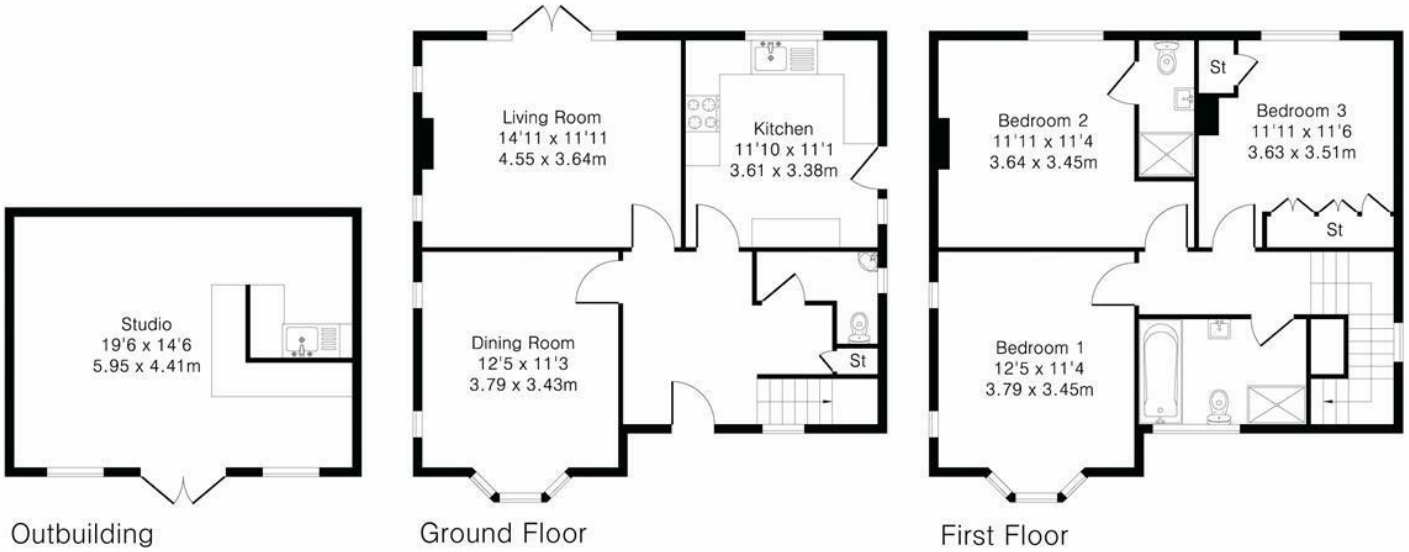
Architectural drawings for a proposed house. The drawings include:

- GROUND FLOOR PLAN PROPOSED FLOOR PLAN 1:100
- FIRST FLOOR PLAN
- PROPOSED SITE BLOCK PLAN 1:200
- Front (East) PROPOSED ELEVATIONS 1:100
- Side (South)
- Rear (West)
- Side (South)

Architectural drawings showing the ground and first floor plans. The drawings include:

- PROPOSED GROUND FLOOR PLAN
- PROPOSED FIRST FLOOR PLAN

Approximate Gross Internal Area 1515 sq ft – 141 sq m  
 Ground Floor Area 616 sq ft – 57 sq m  
 First Floor Area 616 sq ft – 57 sq m  
 Outbuilding Area 282 sq ft – 26 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	