

**Links Drive, Radlett**  
**£925,000 (Freehold)**



A one bedroom detached bungalow located in this popular private road which is in need of complete modernisation.

The property currently consists of one bedroom, bathroom, kitchen, large 28' lounge and a sitting room/study.

To the rear is an approx 100' mainly laid to lawn garden with a small patio area.

To the fronts is a carriage driveway providing off street parking for numerous vehicles and access to a single garage.

The property benefits from having full planning permission to extend and create a chalet style bungalow of approximately, 3300 sqft without the basement and 5500 sq foot with it.

Plans are available on the Hertsmere Planning Portal or we can e-mail them to you on request.

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



Village Estates  
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.





1<sup>ST</sup> FLOOR PLAN | PROPOSED

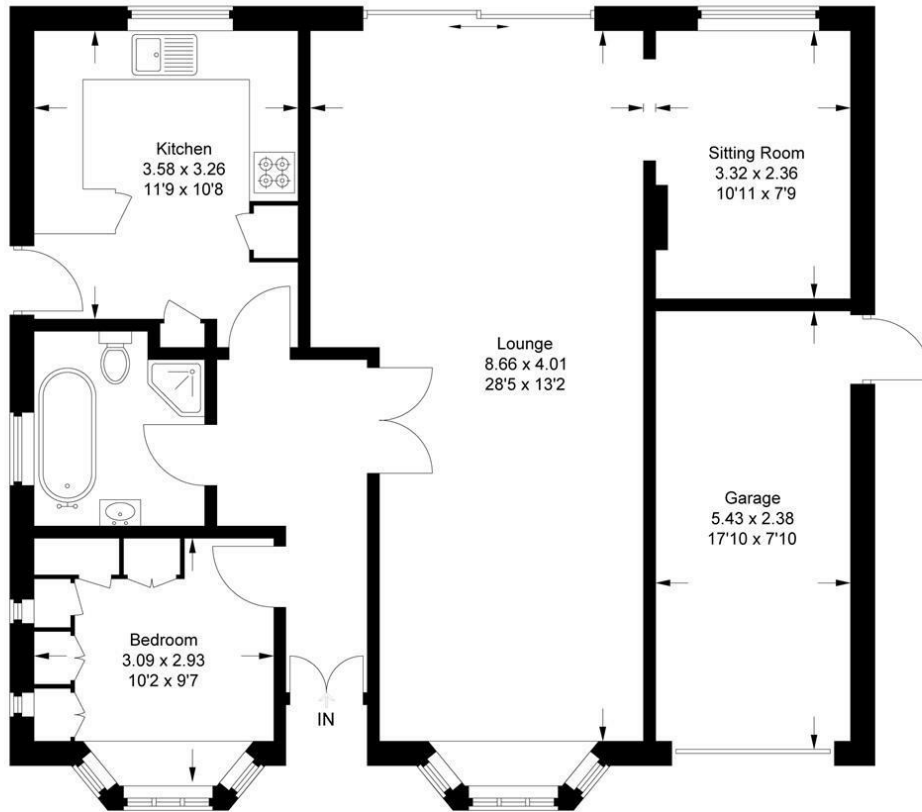


2<sup>ND</sup> FLOOR PLAN | PROPOSED



3<sup>RD</sup> FLOOR PLAN | PROPOSED

Approximate Gross Internal Area  
 74.7 sq m / 804 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 87.7 sq m / 944 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>59</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	