

**Christchurch Crescent, Radlett**

**£1,395,000 (Freehold)**

**VILLAGE**  
ESTATES



An attractive 3 bedroom detached house in one of Radlett's most sought after locations close to all local shopping and transport facilities. The house which has a lovely aspect to both the front and the rear and features a south facing rear garden of approx 90'. The house offers excellent potential for extension at the rear, subject to the usual planning consents.

Features of the house include a large entrance hall that leads to a living room, with doors leading to the south facing garden, a family room (currently being used as an office), a beautiful dining room, a fully fitted kitchen and a guest cloakroom.

On the first floor are three good sized bedrooms and a family bathroom.

Externally to the rear is a secluded veranda off the living room which leads onto the garden which is mainly laid to lawn with mature trees and shrubs and has a patio area at the end.

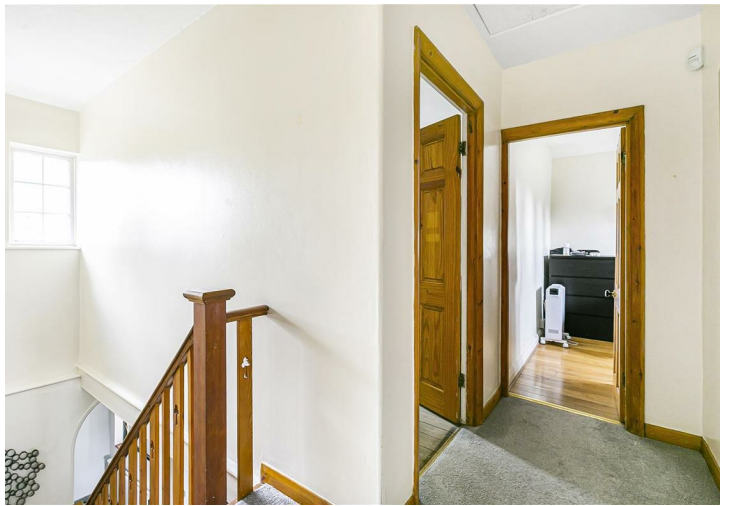
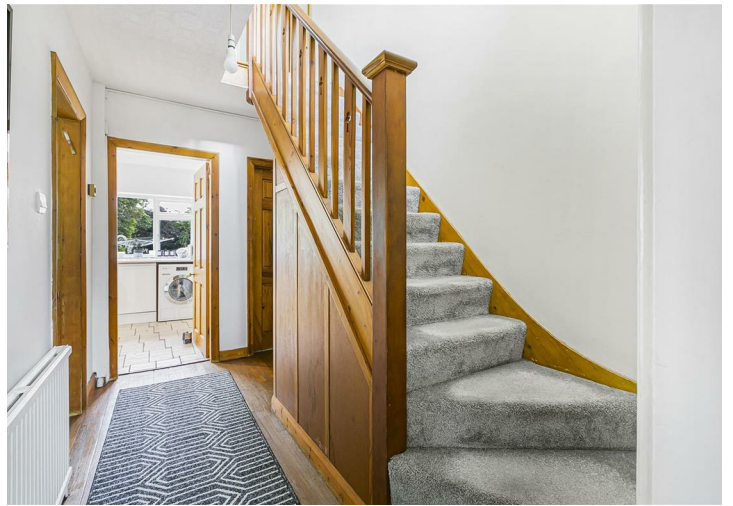
On the front is an attractive garden secluded from the road and off street parking.

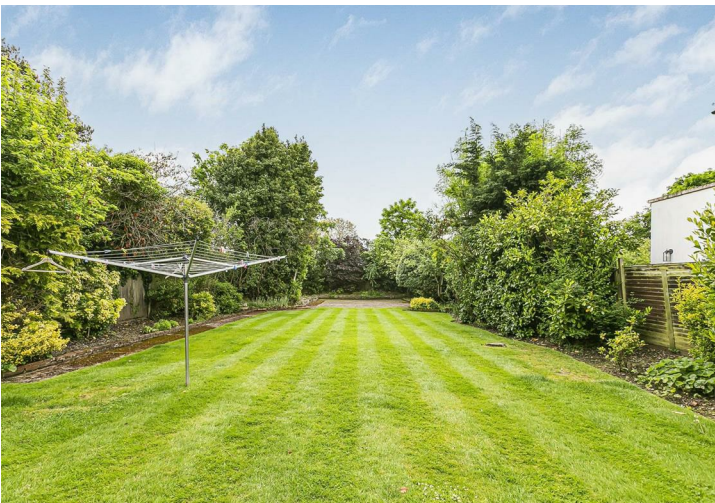
**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



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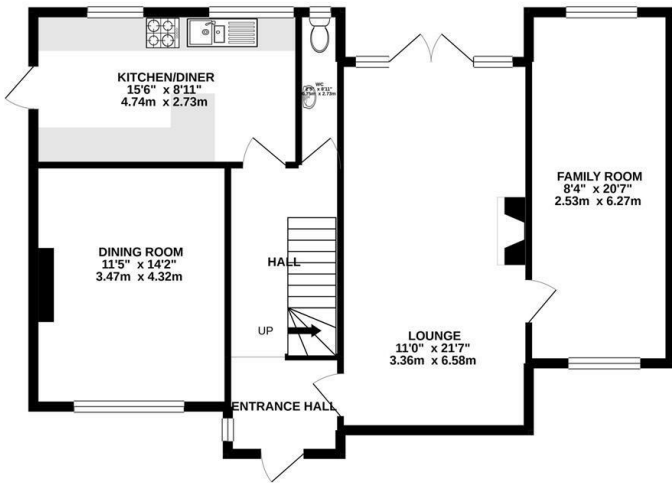
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



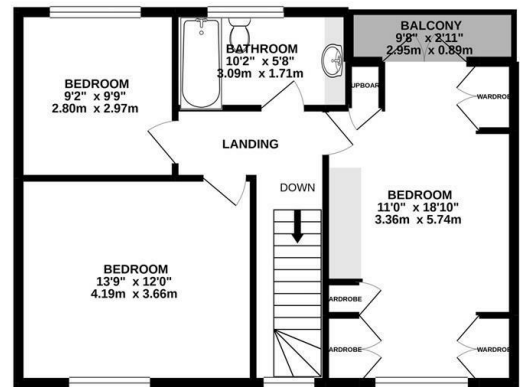




**GROUND FLOOR**  
833 sq.ft. (77.3 sq.m.) approx.



**1ST FLOOR**  
602 sq.ft. (56.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	