

# Gills Hill, Radlett

## £1,750,000 (Freehold)

**VILLAGE**  
E S T A T E S



A unique opportunity to purchase a five bedroom detached house with lots of character located on Gills Hill, within a few minutes walk of Radlett's centre.

The house is set over two floors and has excellent family accommodation. The ground floor has a spacious entrance hall, leading to a large reception room, and separate dining room, both of which have patio doors leading to the garden. There is a further reception room, currently being used as a study, a large fully-fitted kitchen which leads to another reception room, with further doors leading to the large garden. The ground floor further benefits from a garage, utility room, and a WC.

The first floor is flooded with natural light and has a beautiful featured stain glass window. There is a large master bedroom with en-suite bathroom, a further bedroom with en-suite, perfect for guests, three further bedrooms and a family bathroom. There is access to the loft which has the space to be converted into another bedroom, subject to planning permission.

There is a large rear garden with a patio area perfect for barbequing. To the front there is a front garden and carriage driveway, which allows off-street parking for multiple cars.

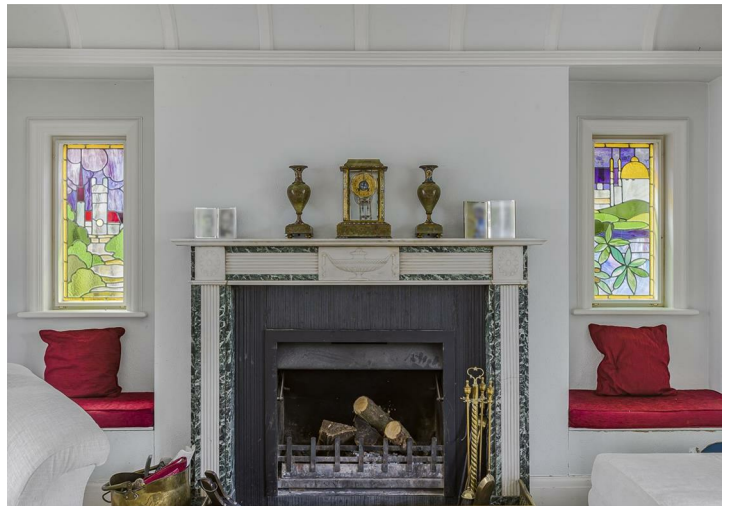
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[www.village-estates.co.uk](http://www.village-estates.co.uk)



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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.

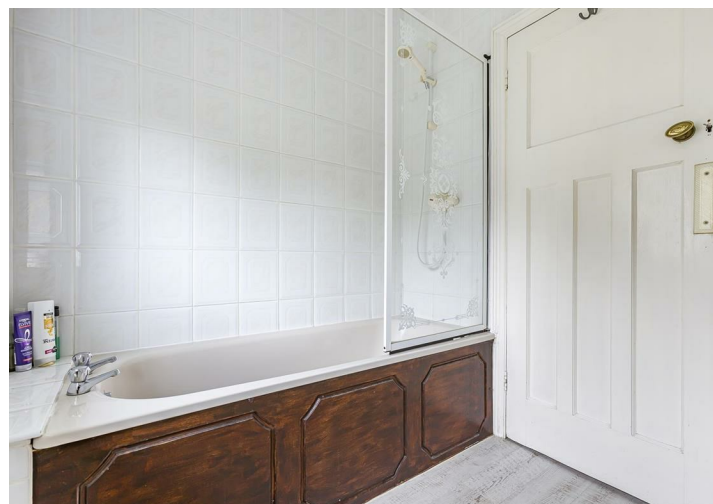








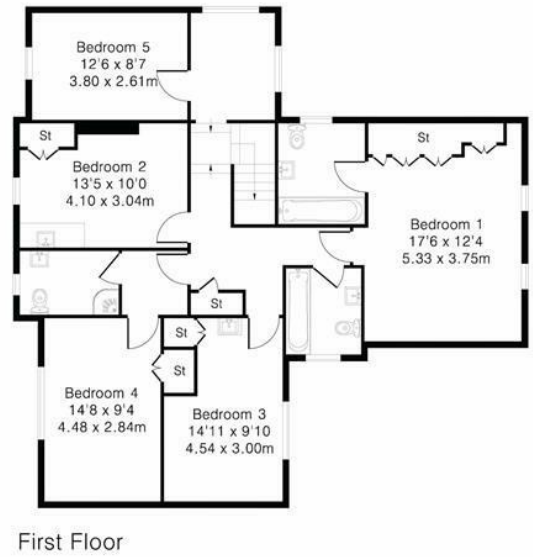
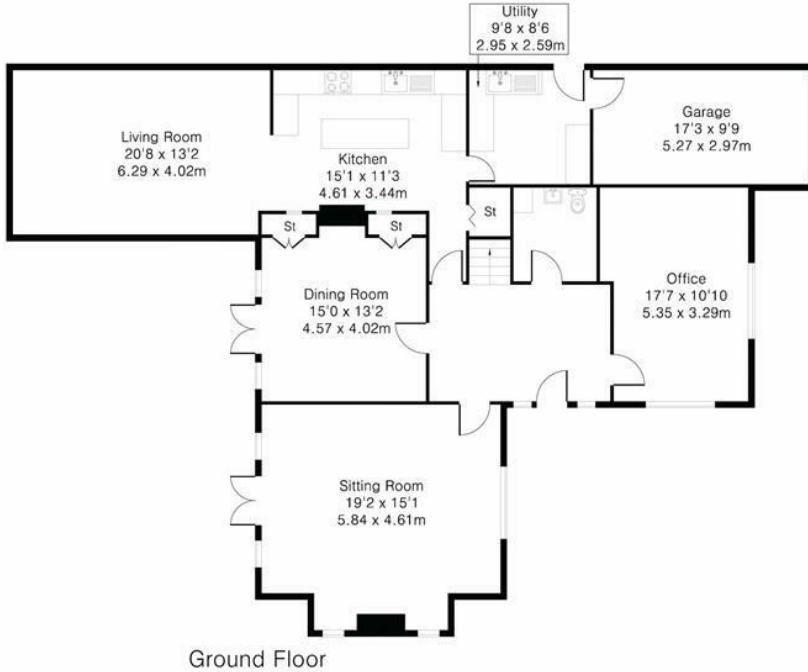








Approximate Gross Internal Area 2793 sq ft – 259 sq m  
 Ground Floor Area 1670 sq ft – 155 sq m  
 First Floor Area 1123 sq ft – 104 sq m



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		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	