

**Kendals Close, Radlett**

**£550,000 (Freehold)**

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



A wonderful and spacious four bedroom family home situated just a short distance from the beautiful Radlett village.

The property is in need of re-decoration and has the ability to be extended (subject to the necessary planning permission) The property comprises; a welcoming entrance hall, good sized lounge with doors opening onto the rear garden, a fully fitted kitchen / breakfast / dining room also with patio doors to the garden, a downstairs WC and an annexe room.

Upstairs comprises of four bedrooms, two with large built in wardrobes and a modern family bathroom.

The property also boasts off street parking for multiple cars and a large, well maintained rear garden.

Situated within the catchment area for local schools including St John's Infant School and Fair Field Junior School. Also within easy reach of Radlett mainline station, local amenities and places of worship.

**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.





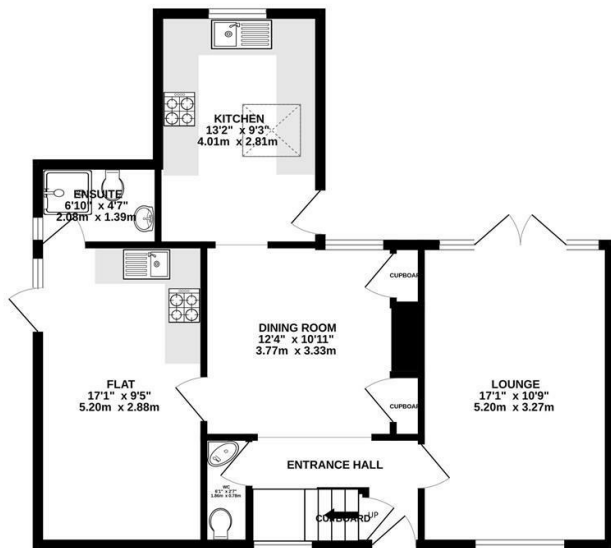




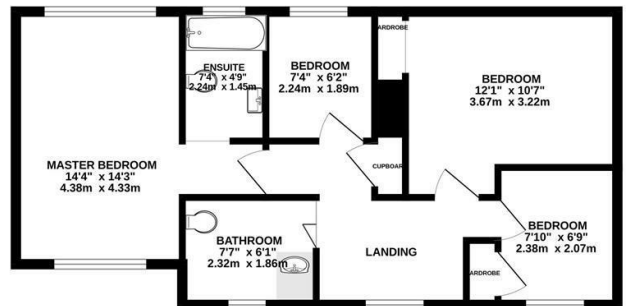




GROUND FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</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	