

The Crosspath, Radlett

£1,395,000 (Freehold)



A magnificent semi detached 4 bedroom character home which is located within close proximity of Radlett's high street. This property has been beautifully maintained and extended by its current owners.

The accommodation on the ground floor consists of a beautiful lounge with a feature fireplace, a study, a stunning open plan kitchen/diner sitting area with bi-folding doors to the private south west facing garden, a utility room and cloakroom.

On the first floor is the principal bedroom and en suite bathroom and fitted wardrobes, 2 further double bedrooms bedrooms, and a fourth bedroom. There is a family bathroom, a separate wc and access to the loft which has potential to extend (subject to the necessary planning permission)

Leading directly off the kitchen/diner are full length bi-folding doors onto a stunning newly paved and landscaped rear garden which is approx 100'.

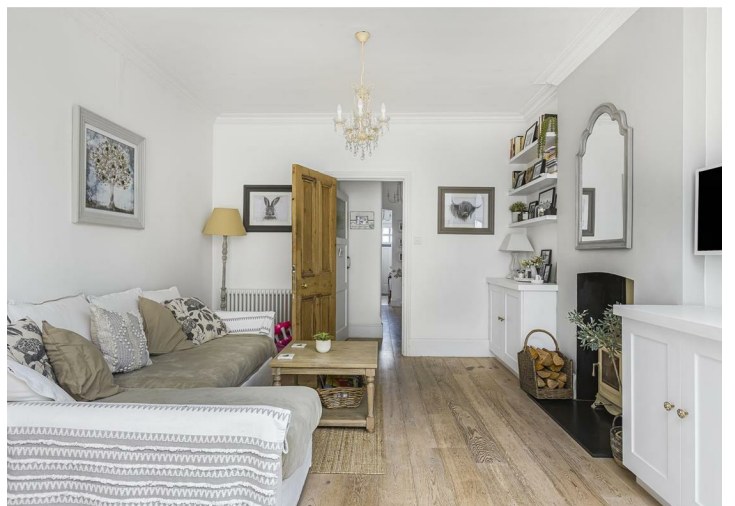
To the front is a paved driveway which provides off street parking for numerous vehicles.

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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.

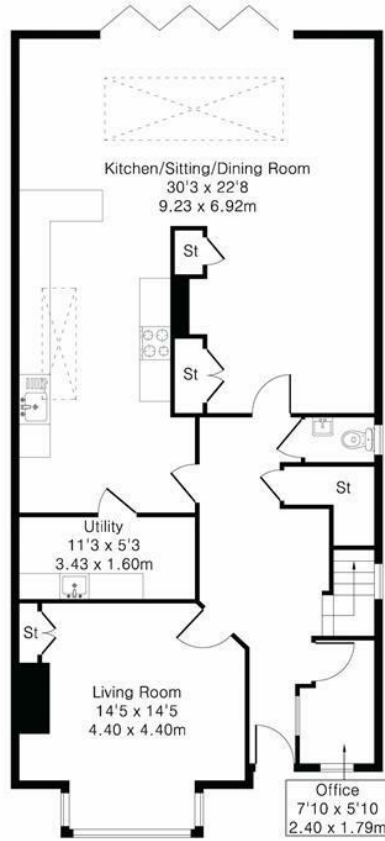




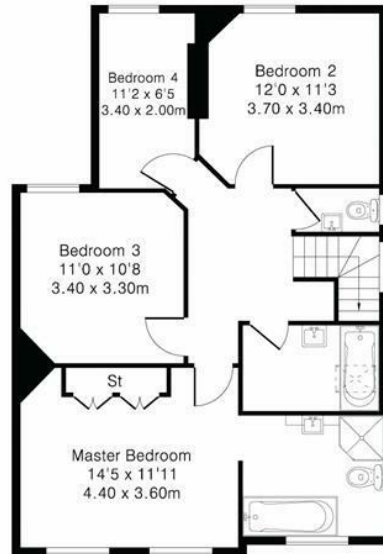




Approximate Gross Internal Area 1811 sq ft – 168 sq m
 Ground Floor Area 1092 sq ft – 101 sq m
 First Floor Area 719 sq ft – 67 sq m



Ground Floor



First Floor



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(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	