

# Christchurch Crescent, Radlett

£1,225,000 (Freehold)

**VILLAGE**  
ESTATES



A character arts and crafts 4 bedroom semi-detached home in the heart of Radlett in very close proximity to all local shopping and transport amenities. The property boasts many of its stunning original character features including high ceilings, bay windows and feature fireplaces. The house also has potential to extend to the side of the property where the garage is currently, subject to planning permission.

On the ground floor the large entrance hall leads to the reception, a kitchen diner, a utility room with access to the separate WC, a 2nd reception room with direct access onto the rear garden. There is also a very large garage leading off of the kitchen.

To the first floor there are three generous sized double bedrooms and a family bathroom.

The second floor consists of the principle suite with a walk through dressing area which leads onto an en-suite bathroom and ample eaves storage.

To the rear is an approx. 80' garden which is mainly laid to lawn.

To the front is a pretty mature garden and the added benefit of a driveway with access to the garage.

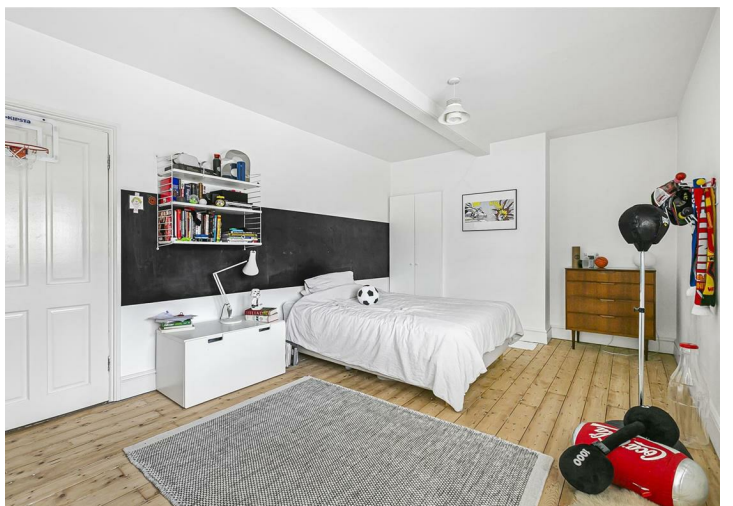
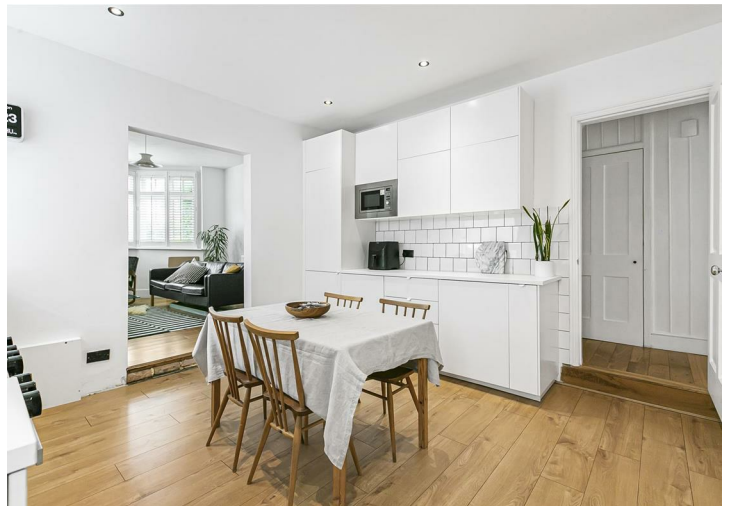
**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



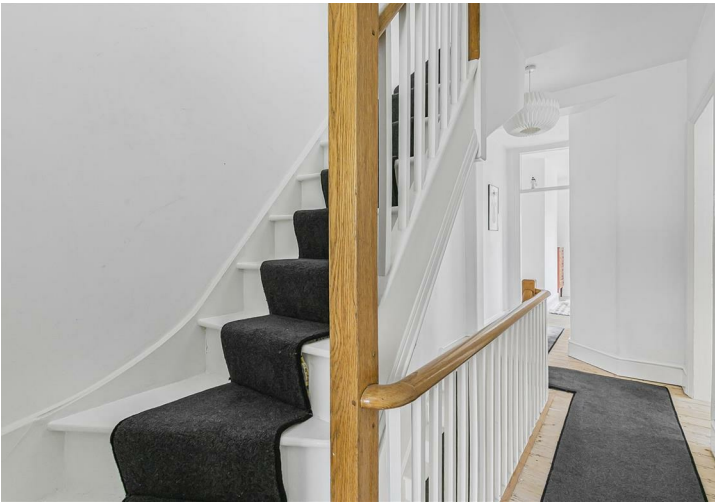
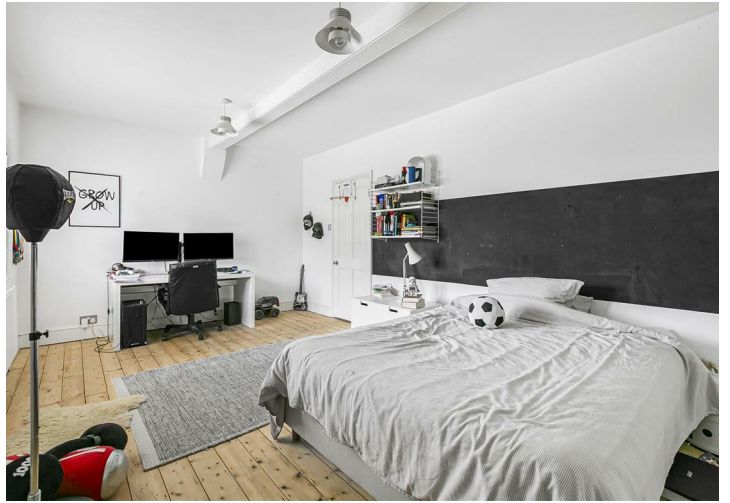
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.

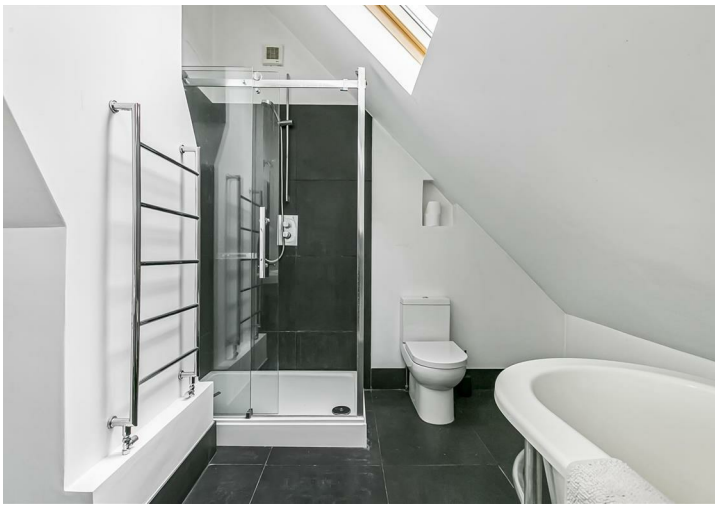






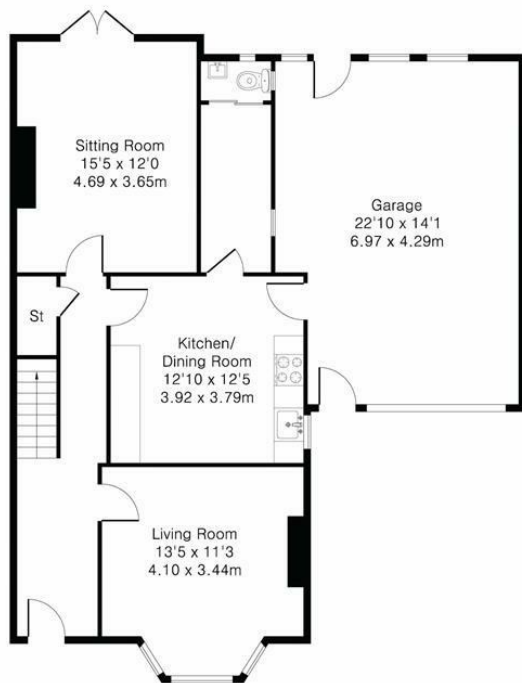








Approximate Gross Internal Area 2196 sq ft – 204 sq m  
 Ground Floor Area 1092 sq ft – 101 sq m  
 First Floor Area 646 sq ft – 60 sq m  
 Second Floor Area 458 sq ft – 43 sq m



Ground Floor



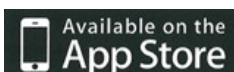
First Floor



Second 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(61-91) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	