

Station Road, Radlett

£530,000 (Freehold)

VILLAGE
E S T A T E S



A well presented throughout two double bedroom end of terrace character cottage which is located in the heart of Radlett's Village. The property has been well maintained and modernised throughout by its current owner.

The ground floor consists of a 21' living room which boasts laminate wood flooring and a feature fire place, extended and fully fitted kitchen/diner, utility area, conservatory and w.c

To the first floor leading off a spacious landing are two double bedrooms and a large family bathroom.

To the rear is an attractive low maintenance, secluded south facing garden which is approx. 50'.

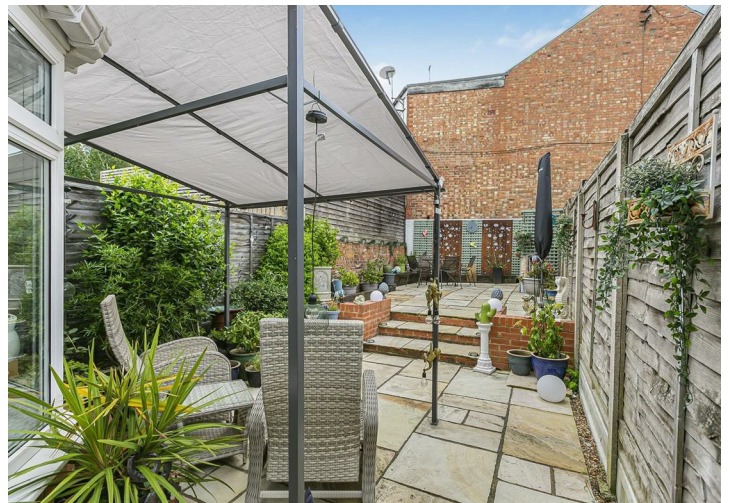
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.

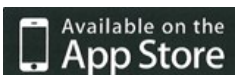




Approximate Gross Internal Area 920 sq ft – 85 sq m
 Ground Floor Area 508 sq ft – 47 sq m
 First Floor Area 412 sq ft – 38 sq m



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			78
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	