

**Gills Hill Lane, Radlett**

**£569,950 (Freehold)**

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



A charming character 2 bedroom semi-detached cottage which boasts many original features. The property is conveniently located within close proximity to Radlett's recreational ground and village with its excellent shopping, transport and schooling facilities.

To the ground floor is a spacious through reception room which features a stunning brick surround fireplace, characterful exposed beams, understairs storage cupboard and access onto a newly fully fitted kitchen/diner with direct access into the rear garden.

The first floor consists of the principal bedroom which benefits from built in wardrobes, there is a further bedroom and family bathroom.

To the rear is a stunning secluded private 80' garden which is mainly laid to lawn and includes a summer house which would be an ideal space for a office/gym.

To the front is a driveway that provides off road parking and a pretty mature garden which gives this charming cottage a feeling of extra privacy.

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



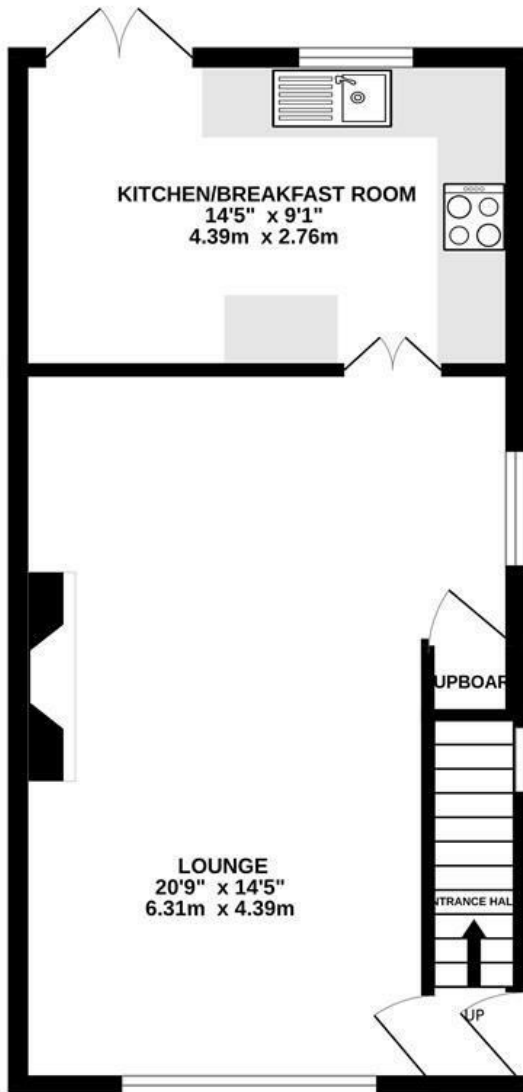
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.

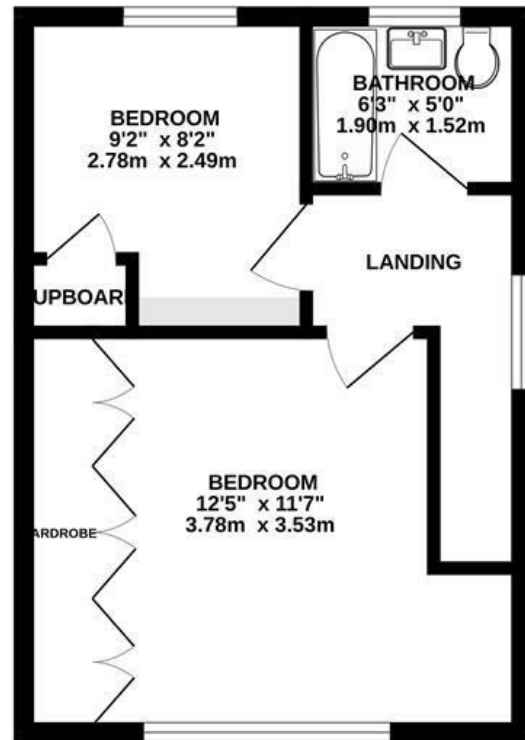




GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	