

**Cobden Hill, Radlett**  
**£615,000 (Freehold)**



A two bedroom semi detached house offered in good decorative order throughout which is located within close proximity of Radlett Village and mainline station.

On the ground floor there is an entrance hall which leads to a lounge, and a separate kitchen/diner. This leads to a south west facing garden. There is also a cloakroom and storage. On the first floor are 2 double bedrooms and a bathroom.

To the rear is a mainly laid to lawn with various shrubs plants and trees secluded south facing garden of approximately 65'.

The property has been well maintained by its current owners and is located in a perfect location in the heart of Radlett village making it easily assessable to all of the local amenities.

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



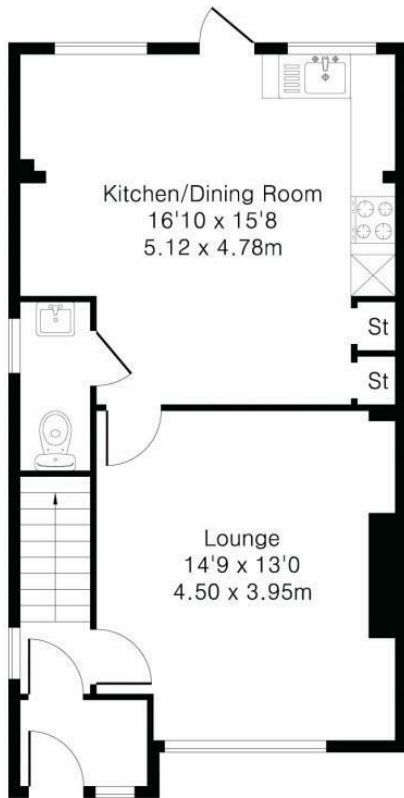
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.

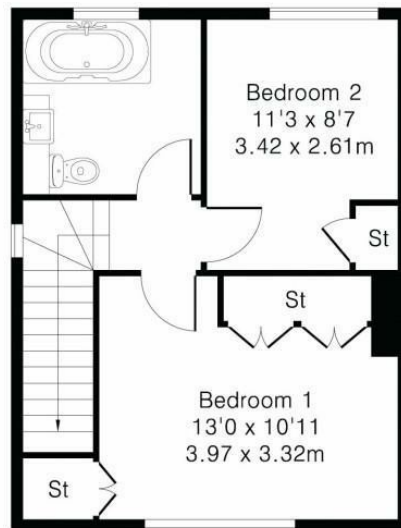




Approximate Gross Internal Area 903 sq ft – 84 sq m  
 Ground Floor Area 527 sq ft – 49 sq m  
 First Floor Area 376 sq ft – 35 sq m



Ground Floor



First Floor



Available on the  
**App Store**



ANDROID APP ON  
**Google play**

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>54</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	