

**Letchmore Road, Radlett**

**£1,650,000 (Freehold)**

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



A unique opportunity to purchase a six bedroom detached house on Letchmore Road with lots of character and large garden. The house is in need of complete modernisation.

The house is set over two floors and has excellent family accommodation. The ground floor has a spacious entrance hall, leading to a large reception room. There is a further reception room leading to the kitchen and utility room. There are three further reception rooms (previously used as office space) with attached separate entrance and shower room. The ground floor further benefits from a garage, and a separate WC.

On the first floor there is a large master bedroom, four further double bedrooms, a sixth bedroom and two family bathrooms. There is access to the loft which has the space to be converted into another bedroom, subject to planning permission.

There is a large rear garden with a patio area. To the front there is a front garden and driveway, which allows off-street parking for multiple cars.

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



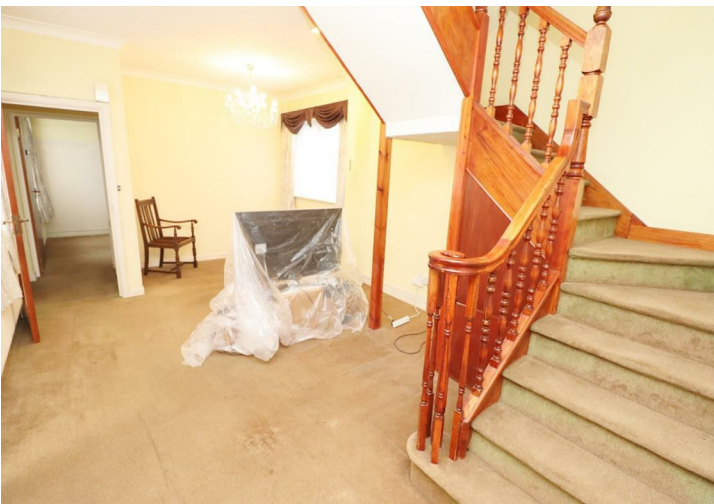
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.







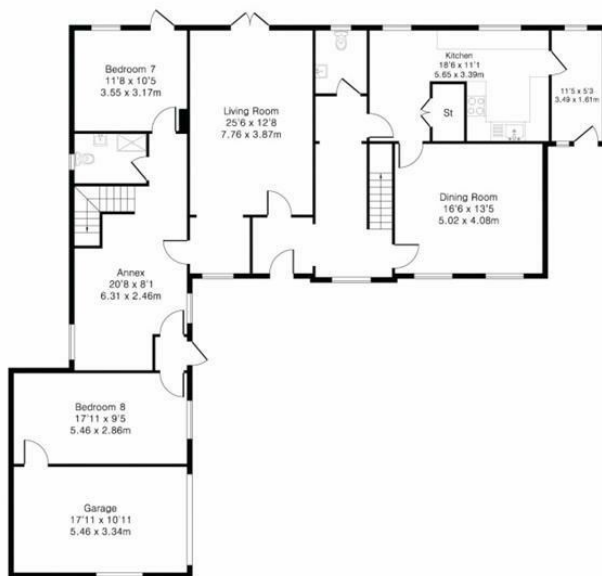




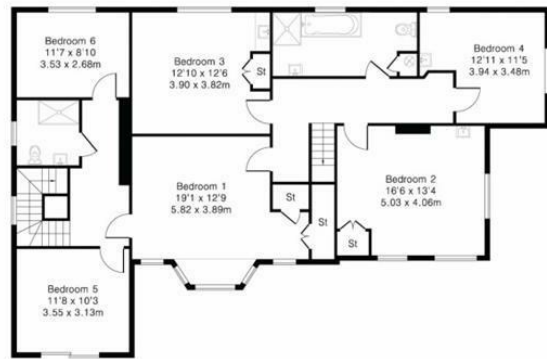




Approximate Gross Internal Area 3203 sq ft – 298 sq m  
 Ground Floor Area 1776 sq ft – 165 sq m  
 First Floor Area 1427 sq ft – 133 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	