

Craigweil Avenue, Radlett

£1,135,000 (Freehold)

VILLAGE
E S T A T E S



A well presented extended 4 bedroom detached family house which is located within the popular Newberries estate, close to Radlett's shopping and transport facilities and is within the catchment of the local primary schools.

The accommodation downstairs consists of a large through reception/dining room which leads into a family room. Leading off the entrance hall is the kitchen/breakfast room, WC and a large understairs storage cupboard.

On the first floor is the principal suite which includes an en suite shower room and fitted wardrobes. There are a further 3 bedrooms with fitted wardrobes, a family bathroom.

To the rear is a mature approx. 65' secluded garden which is mainly laid to lawn with various shrubs, plants and trees. The garden benefits from a useful 12' large storage shed.

To the front is a block paved carriage driveway which provides off street parking for numerous vehicles and access to the single garage.

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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 1808 sq ft – 167 sq m
 Ground Floor Area 939 sq ft – 87 sq m
 First Floor Area 702 sq ft – 65 sq m
 Outbuilding Area 167 sq ft – 15 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 practice. 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	83
		EU Directive 2002/91/EC	