

**Brickfields, Watling Street,
Radlett**

£1,195,000 (Freehold)



The Old Engine Shed is a unique, brand newly built detached house. The property has been finished to a very high standard. Located in a semi rural local this property boasts undisturbed fantastic views of open farm land.

Leading off the large spacious entrance hall is a bright and airy generous sized reception room, an open plan kitchen that benefits from the breath taking views of the open fields. Accessed off the entrance hall are bedroom 3/second reception/television room and study/bedroom 4. The ground floor is completed with a shower room and a utility room.

On the first floor there are two double bedrooms, the principle bedroom has an ensuite shower room and the second bedroom has a private bathroom. Both of the bedrooms have the stunning views of the open fields behind.

Outside the property has a large private garden overlooking the fields and parking for multiple cars.

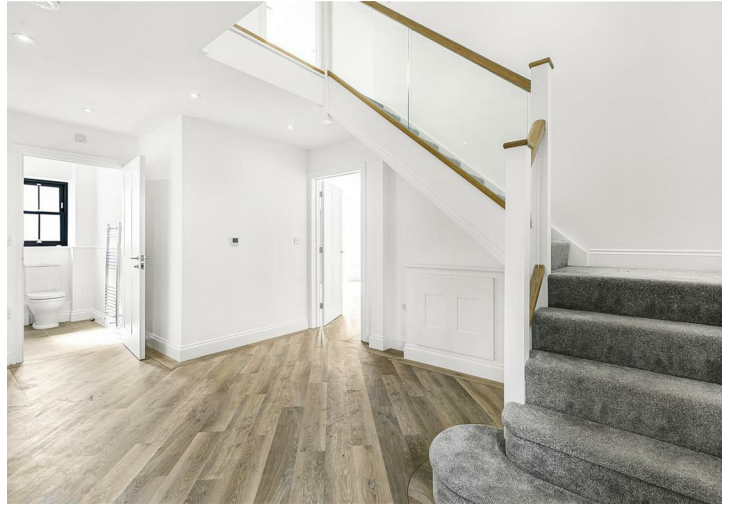
The property comes with a ten year build warranty.

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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.





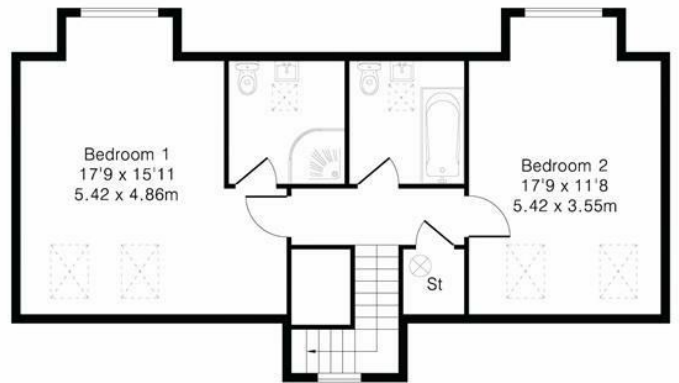




Approximate Gross Internal Area 1495 sq ft – 139 sq m
 Ground Floor Area 858 sq ft – 80 sq m
 First Floor Area 637 sq ft – 59 sq m



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