

Scrubbitts Park Road, Radlett

£935,000 (Freehold)

VILLAGE
E S T A T E S



An extended five bedroom semi-detached property which is situated in a quiet location within easy walking distance of all Radlett's local shopping and transport facilities and is within close proximity to Gills Hill park.

To the ground floor the entrance hall leads to a large living/dining room with access to the rear garden, a second reception room, kitchen/diner & wc.

The first floor consists of the principle bedroom with build in wardrobes, there are a further 4 bedrooms with bedroom 3 benefiting from an en suite shower room.

To the rear is a secluded mainly laid to lawn garden which is approx. 70' and has access to a large storage shed.

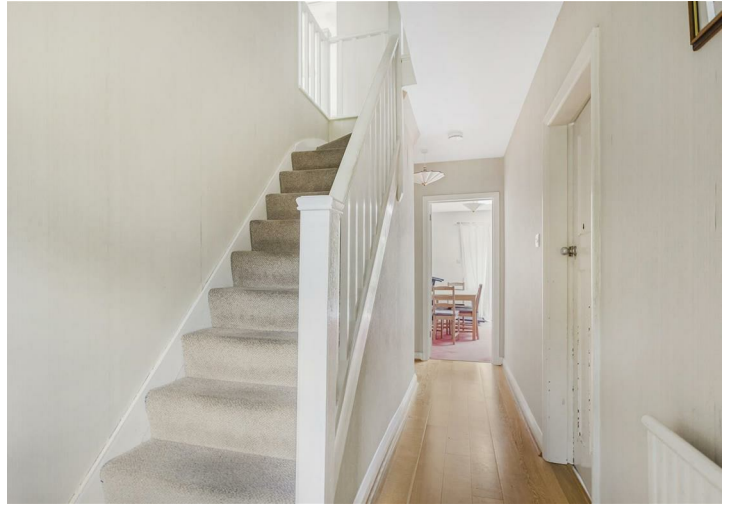
The front has a driveway which provides off road parking for a vehicle and access to the single garage

01923 852434
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.



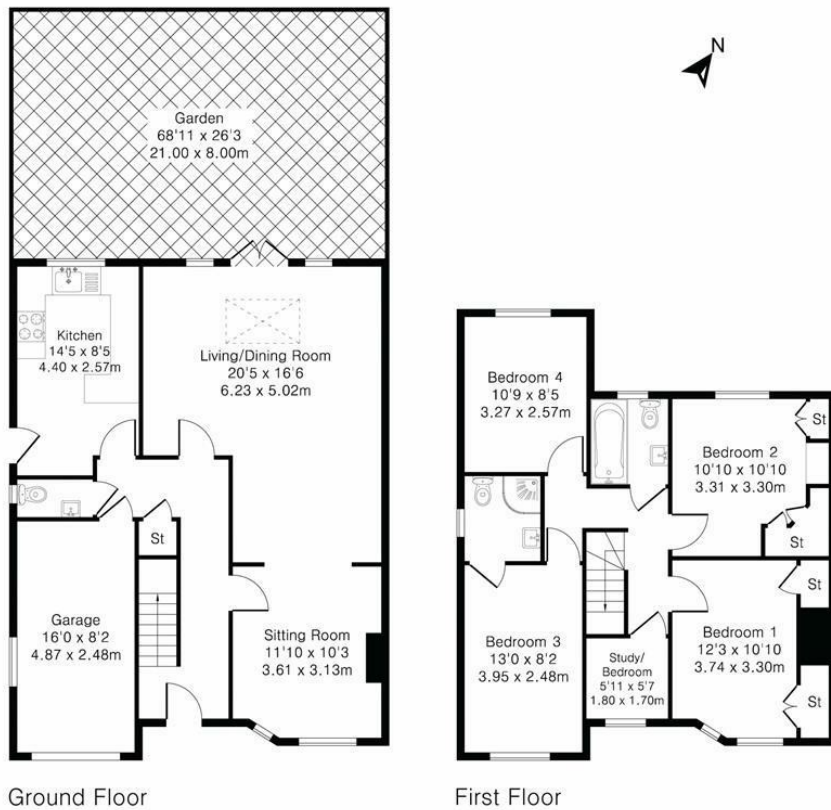




Approximate Gross Internal Area 1449 sq ft - 135 sq m

Ground Floor Area 816 sq ft – 76 sq m

First Floor Area 633 sq ft – 59 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 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 | | | 87 |
| (61-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |