

Christchurch Crescent, Radlett

£1,395,000 (Freehold)

VILLAGE
E S T A T E S



An attractive 3 bedroom detached house WITH FULL PLANNING CONSENT GRANTED TO BUILD CIRCA 3000 SQFT 5 BEDROOM 3 RECEPTION HOUSE.

Christchurch Crescent is in one of Radlett's most sought after locations close to all local shopping and transport facilities. The house which has a lovely aspect to both the front and the rear and features a south facing rear garden of approx 90'. The house offers planning permission for a 5 bedroom 3 reception house circa 3000sqft.

Features of the house include a large entrance hall that leads to a living room, with doors leading to the south facing garden, a family room (currently being used as an office), a beautiful dining room, a fully fitted kitchen and a guest cloakroom.

On the first floor are three good sized bedrooms and a family bathroom.

Externally to the rear is a secluded veranda off the living room which leads onto the garden which is mainly laid to lawn with mature trees and shrubs and has a patio area at the end.

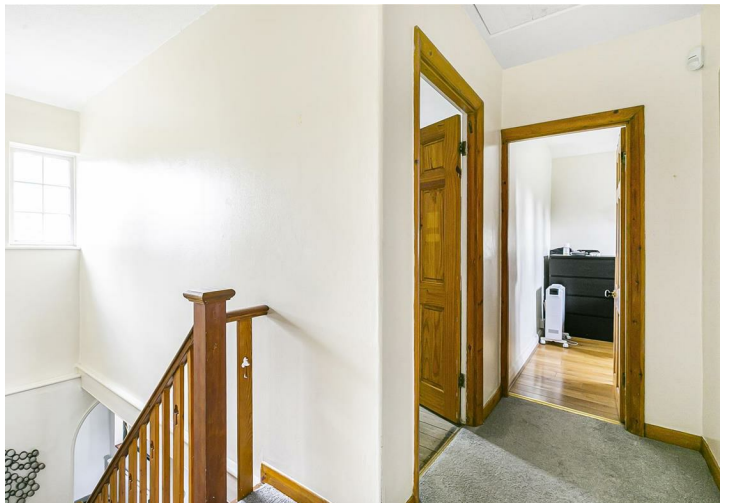
On the front is an attractive garden secluded from the road and off street parking.

01923 852434
www.village-estates.co.uk



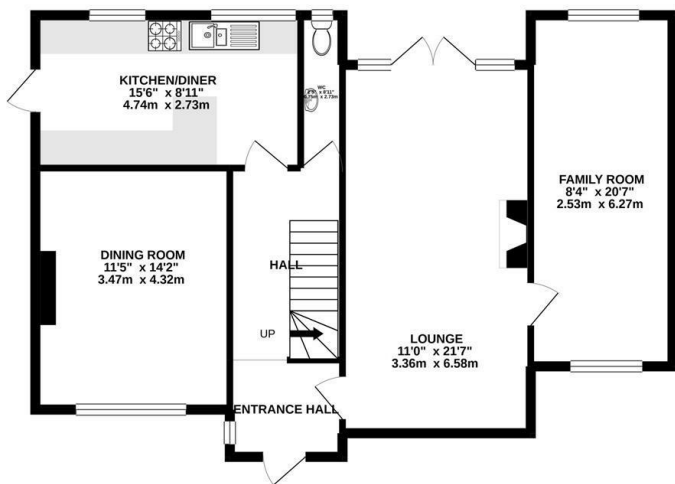
Village Estates
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Herts WD7 7NP

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.

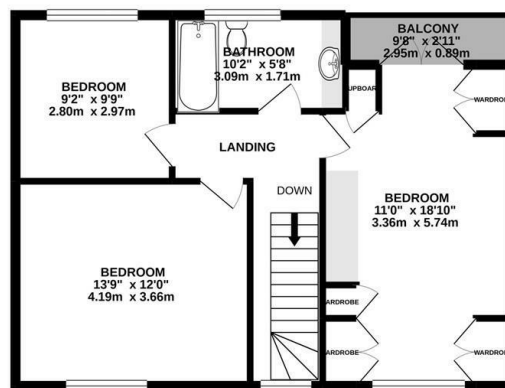




GROUND FLOOR
833 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	