

Common Lane, Radlett

£1,495,000 (Freehold)

VILLAGE
ESTATES



A beautifully looked after 4-bedroom detached family home offering south facing outstanding countryside views, located in the exclusive Manor Court development, close to Battlers Green Farm and shopping village. The house, which is arranged over 2 floors, is in excellent decorative order throughout and offers over 2000 sq ft of accommodation.

On the ground floor the spacious entrance hall leads to a separate kitchen breakfast room, a large living room with doors to the garden, a separate dining room, and a second living room. The ground floor also has a guest cloakroom and plenty of storage.

On the first floor is the main bedroom with en-suite bathroom and ample wardrobe space. There are a further three bedrooms (one currently used as an office) and a second bathroom with a walk-in shower.

Externally to the rear is a well-manicured south-facing garden with a large patio area. There is also access to a residents-only pathway alongside the fields to the rear giving direct access to the front courtyard.

To the side of the property is a double garage with plenty of storage.

The property does have potential to extend at the rear with a double storey extension, this is subject to planning permission.

The service charges are £900 per annum

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.





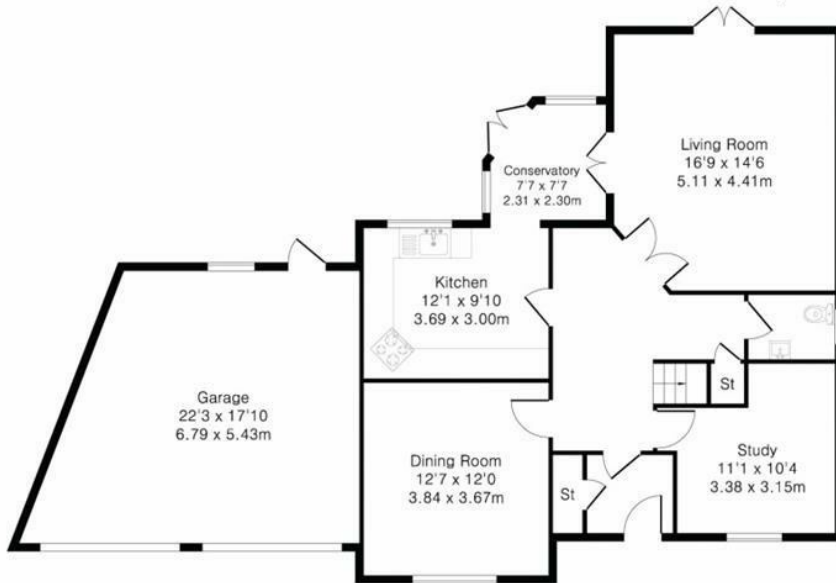




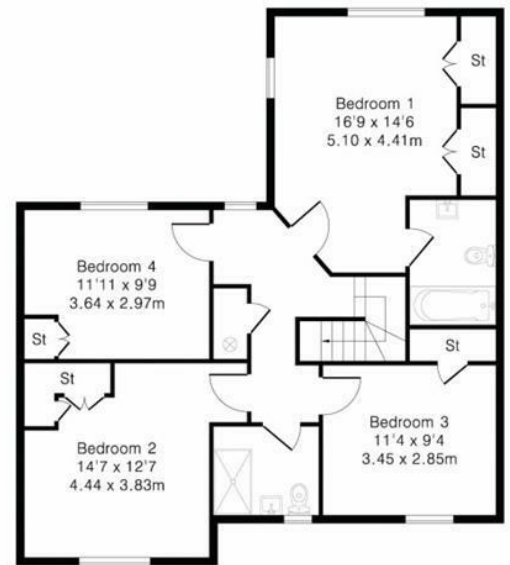
Approximate Gross Internal Area 2064 sq ft - 191 sq m

Ground Floor Area 1232 sq ft – 114 sq m

First Floor Area 832 sq ft – 77 sq m



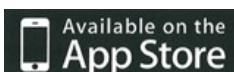
Ground Floor



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	74	82
(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	