

Cobden Hill, Radlett

£1,450,000 (Freehold)



A beautifully refurbished five double bedroom detached family home, originally built in 1928. The property benefits from features of the age such as high ceilings and large windows, yet refurbished in a modern contemporary style.

Measuring 2440 sq. ft over two floors, the property features on the ground floor; an entrance porch and hall, 2 dual aspect reception rooms, both flooded with natural light, utility room, small study, WC and an impressive fitted kitchen with dining/sitting areas and bi fold doors leading onto the rear garden. On the first floor there are five double bedrooms including a principle bedroom with an en-suite and doors over looking the garden and the green belt land behind. There are four further bedrooms, one en suite shower rooms and a family bathroom.

Externally to the front is a private driveway with off street parking and to the rear a secluded 115 ft rear garden, and access onto King George V playing fields, which features circa five acres of open space.

Cobden Hill is located just 0.6 of a mile from Radlett train station and there is also easy access to the M1, M25, A1 and A41.

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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.





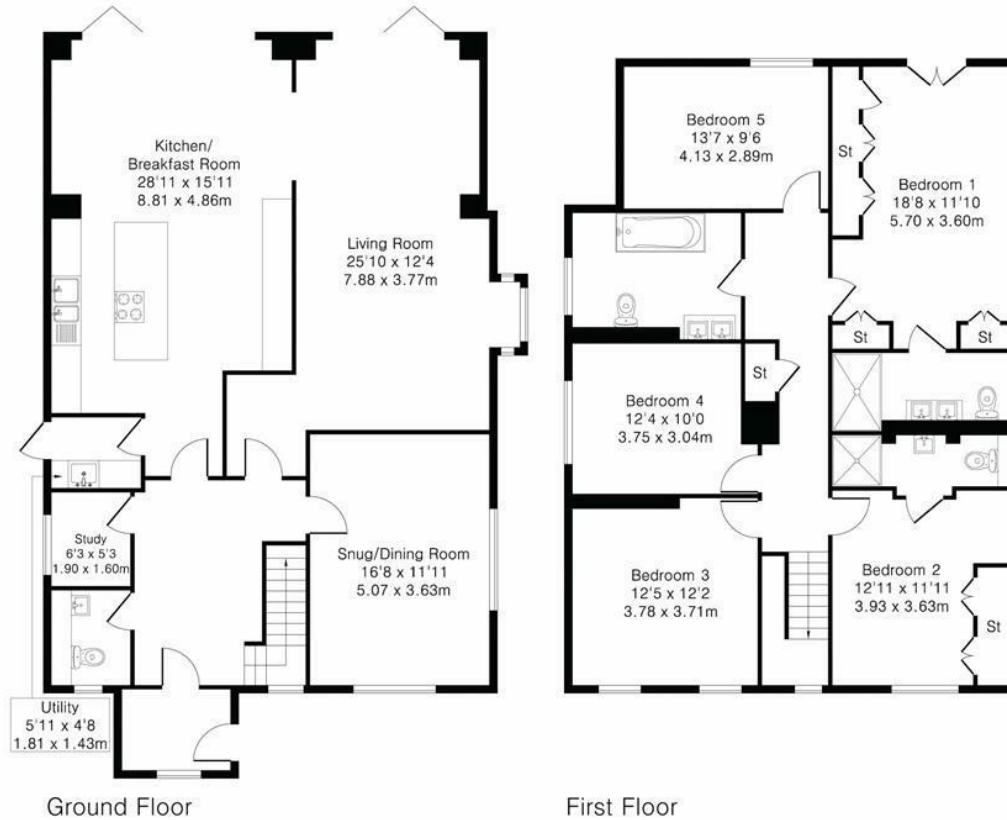




Approximate Gross Internal Area 2440 sq ft - 226 sq m

Ground Floor Area 1283 sq ft – 119 sq m

First Floor Area 1157 sq ft – 107 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		
(81-91)	B		
(69-80)	C	74	81
(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	