

Loom Place, Radlett

£2,700,000 (Freehold)

VILLAGE
E S T A T E S



An impressive five-bedroom detached family home in one of Radlett's most sought after roads. The home offers 3,816 sq ft on a plot of approximately 0.4 acres.

The ground floor has a welcoming entrance hallway which leads to a large kitchen, dining, reception room and utility room. There is a further separate formal living room with a feature fireplace, and a formal dining room. Off of the hallway there are two studies with the double garage leading off of the larger study and a downstairs WC.

The first floor has a large landing area which leads to the impressive principle bedroom with en-suite bathroom and walk in wardrobe. There are a further two double bedrooms a large single bedroom and a family shower room. On the other side of the hallway there is a further double bedroom and en-suite shower room.

Externally to the rear is a beautiful and well maintained south facing garden accessed from the kitchen and lounge. The garden features a large patio area which is ideal for entertaining and mature shrubs and trees give the feeling of being private and secluded. To the front is a large driveway offering off street parking for multiple cars and access to the garage.

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www.village-estates.co.uk

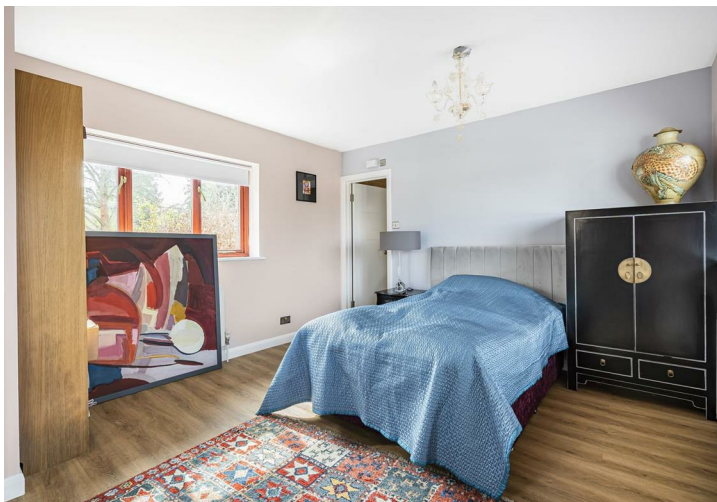


Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

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 3816 sq ft - 354 sq m

Ground Floor Area 2351 sq ft – 218 sq m

First Floor Area 1465 sq ft – 136 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	71	79
(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	