

Watling Knoll, Radlett

Guide Price £1,200,000 (Freehold)



A beautifully presented four bedroom detached character home which has been very well maintained by its present owners. The property is within close proximity to Radlett's Village making it easily assessable to all local amenities including Radlett's main line train station, an array of local shops, restaurants, bars and places of worship. The house offers flexible living accommodation and features a generous sized private south facing rear garden.

The property briefly features a welcoming entrance hall, a spacious dual-aspect living room with doors leading to the garden, open-plan kitchen and dining room that also provides access to the rear garden, along with a ground floor WC.

On the first floor, there are three double bedrooms. The principle bedroom includes an en-suite shower room and fitted wardrobes. The further two double bedrooms have access a family bathroom.

The second floor hosts a generous bedroom with an en-suite bathroom, offering scenic views of the surrounding countryside.

To the rear is an approximately 100' garden which is south facing and mainly laid to lawn with various shrubs plants and trees.

The front of the property is set back from the road with an impressive driveway and access to the single garage.

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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.





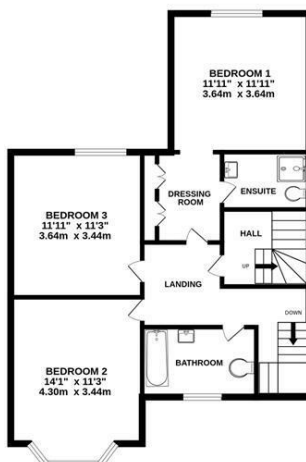




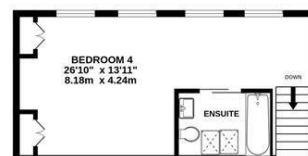
GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 2164 sq.ft. (201.0 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		
(69-80) C		
(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