

Beech Avenue, Radlett
£1,050,000 (Freehold)

VILLAGE
E S T A T E S



A 2 bedroom detached chalet bungalow located in this popular private road which benefits from huge potential to modernise & extend, subject to obtaining the necessary planning consent.

The ground floor has a welcoming entrance hallway which leads to a large double reception room and a dining room, with patio doors leading to the rear garden. There is a separate kitchen and utility room. Leading off the hall is also a study and a downstairs W.C. There is a large garage, a work shed and a sun room with access directly onto the garden.

On the first floor there are two double bedrooms, one with a dressing room and en-suite shower room and the other with an en-suite bathroom.

To the rear is a secluded garden which is mainly laid to lawn with various shrubs, plants and trees, a patio area and side access.

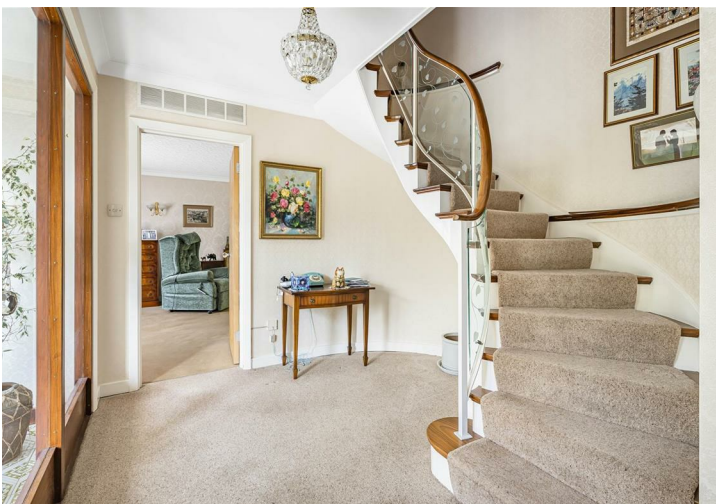
To the front is a carriage driveway which provides off street parking for multiple vehicles and access to the garage.

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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.



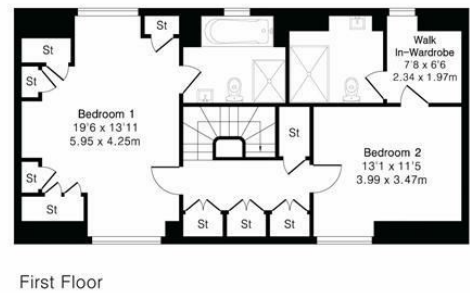
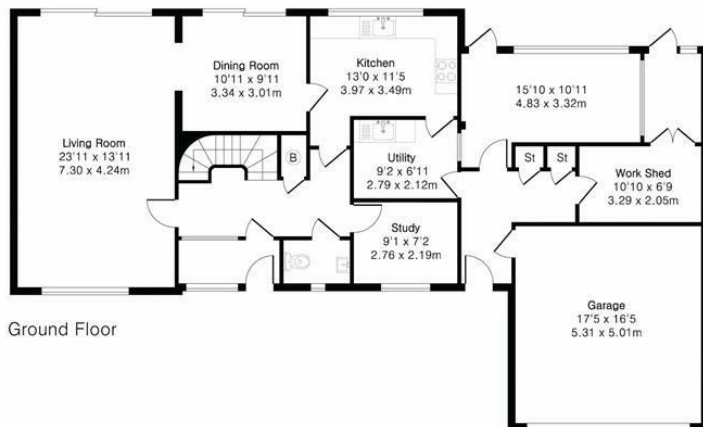




Approximate Gross Internal Area 2321 sq ft - 215 sq m

Ground Floor Area 1563 sq ft – 145 sq m

First Floor Area 758 sq ft – 70 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 practice. 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		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC