

Harris Lane, Radlett
£885,000 (Freehold)



A well-presented four bedroom, two bathroom, detached family home, situated in a sought after road in heart of Shenley village.

On the ground floor there is a hallway with access to a modern kitchen/breakfast room which leads to a separate utility & guest cloakroom. There is a 27ft long lounge/diner with bi-fold doors to the garden a separate study and a guest WC.

To the first floor is the principle bedroom with an en-suite bathroom. There are a further three double bedrooms and a family bathroom.

Externally, the rear garden is both well thought out and secluded. The patio has been designed to provide a fantastic area to entertain guests as well as access to the large shed to the side of the house.

Shenley is a tranquil village on the outskirts of Radlett with easy access to local shops, a post office, Tesco, nursery and doctors surgery. Shenley Park itself boasts an orchard, a spinney for pleasant walks, a landscaped walled garden, a tea room and play area. It is often open to the public and hosts a number of events throughout the year. It is also convenient for Radlett village with its Thameslink mainline station and motorway links to the M1, A1(M) and M25. Shenley Village boasts two primary schools and is within easy access of an excellent variety of schools, both in the state and private sector.

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Village Estates
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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.





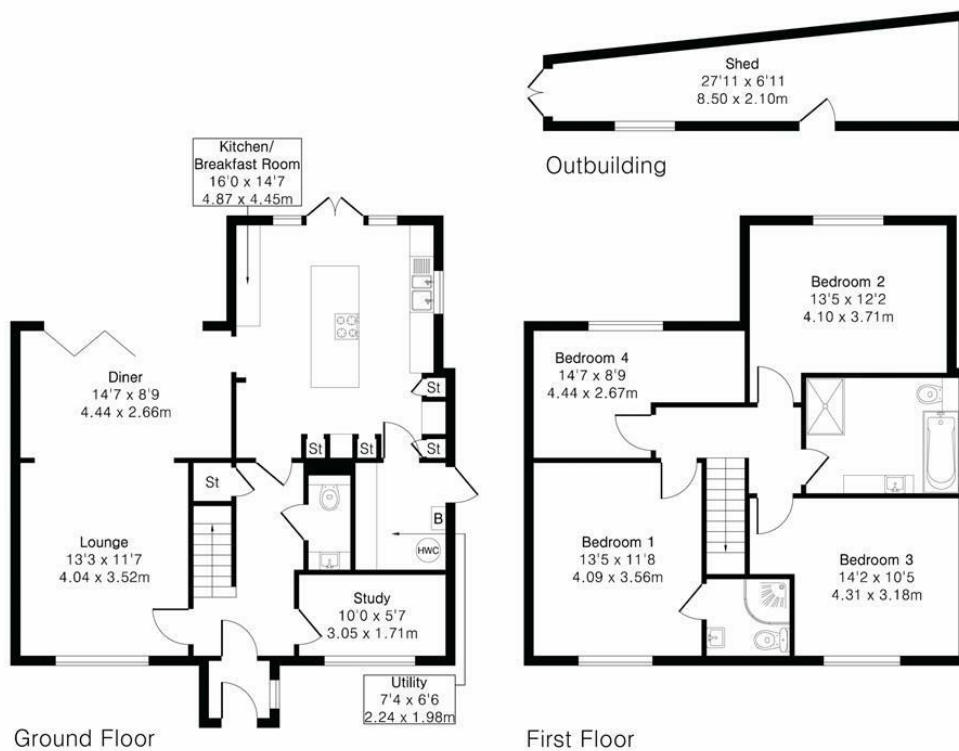


**Approximate Gross Internal Area 1512 sq ft - 140 sq m
(Excluding Outbuilding)**

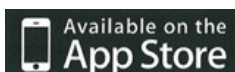
Ground Floor Area 765 sq ft – 71 sq m

First Floor Area 747 sq ft – 69 sq m

Outbuilding Area 151 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC