

Cobden Hill, Radlett

£875,000 (Freehold)



Welcome to Hooper Close, an exclusive new development nestled in a peaceful, leafy setting, offering a collection of contemporary homes designed for modern living. This beautifully finished three-bedroom home spans over 1,087 sq. ft. and is arranged across three thoughtfully planned floors.

Upon entering the property, you are welcomed into a spacious hallway that leads directly into a stylish, fully fitted kitchen featuring sleek worktops and integrated appliances. The kitchen benefits from the added comfort of integrated air-conditioning—perfect for those warmer months. A convenient WC is also located off the hallway for guest use. Toward the rear of the ground floor, the home opens into a large living room measuring an impressive 19'4" by 14'9", ideal for both entertaining and family time. This bright and airy space flows seamlessly out to the tiered rear garden, which includes both a flat and elevated garden area, offering flexibility for outdoor dining, relaxation, and play.

The first floor hosts two generous double bedrooms. Bedroom two is located at the rear of the property and spans the width of the home, while bedroom three is also a good-sized double located at the front. This floor is served by a contemporary family bathroom, and there is also a useful storage cupboard off the landing.

The entire top floor is dedicated to the principal bedroom—a stunning and spacious suite featuring air-conditioning, a stylish en-suite shower room, and an abundance of natural light thanks to multiple skylight windows. This floor provides a tranquil retreat, perfect for unwinding at the end of the day.

Externally, the property comes complete with allocated off-street parking and an electric vehicle charging point for added convenience and sustainability. Finished to a high specification throughout and set in an attractive, landscaped courtyard, this home at Hooper Close blends timeless design with future-ready features to offer the best of modern suburban living.

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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.

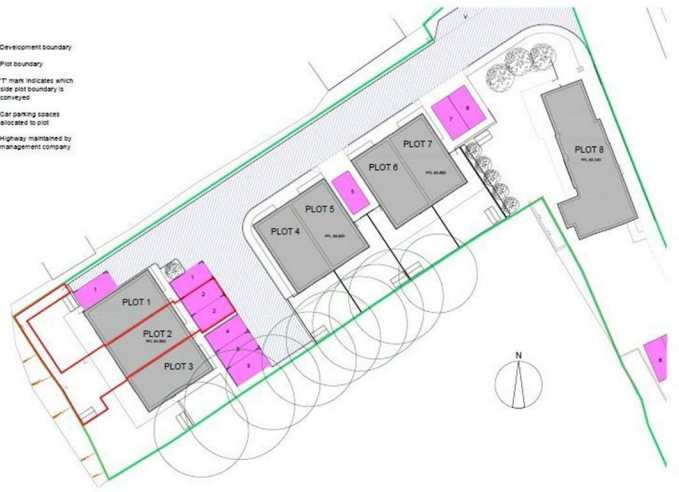






GROUND FLOOR
432 sq ft. (40.1 sq m.) approx.

- EC Development boundary
- Plot boundary
- T-mark indicates which side plot boundary is conveyed
- Car parking spaces allocated to plot
- Highway maintained by management company



1ST FLOOR
432 sq ft. (40.1 sq m.) approx.

2ND FLOOR
271 sq ft. (25.2 sq m.) approx.



TOTAL FLOOR AREA: 1135 sq ft. (105.4 sq m.) approx.

While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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