

Gills Hill Lane, Radlett

£760,000 (Freehold)

VILLAGE
E S T A T E S



This centrally located three bedroom semi detached property has been thoughtfully designed to provide spacious living accommodation

The accommodation comprises a welcoming entrance hall, which leads to a large front facing living room, a modern fully fitted kitchen / dining room / family room with two sets of sliding doors leading to the rear garden.

Upstairs benefits from a large principle bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Externally the property has off-street parking along with a sunny rear garden with large patio area ideal for summer entertainment.

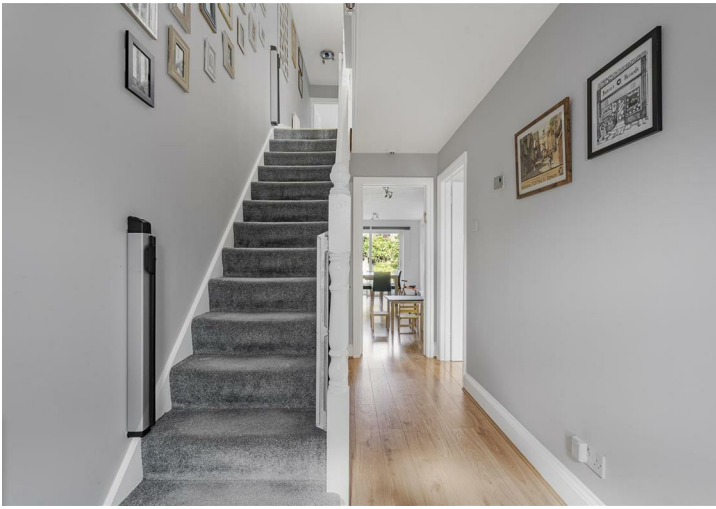
The property is located just a short walk from Radlett Village Centre and the Mainline Station with direct trains into the city. There is also an excellent selection of both state & private schools within easy reach.

01923 852434
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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.



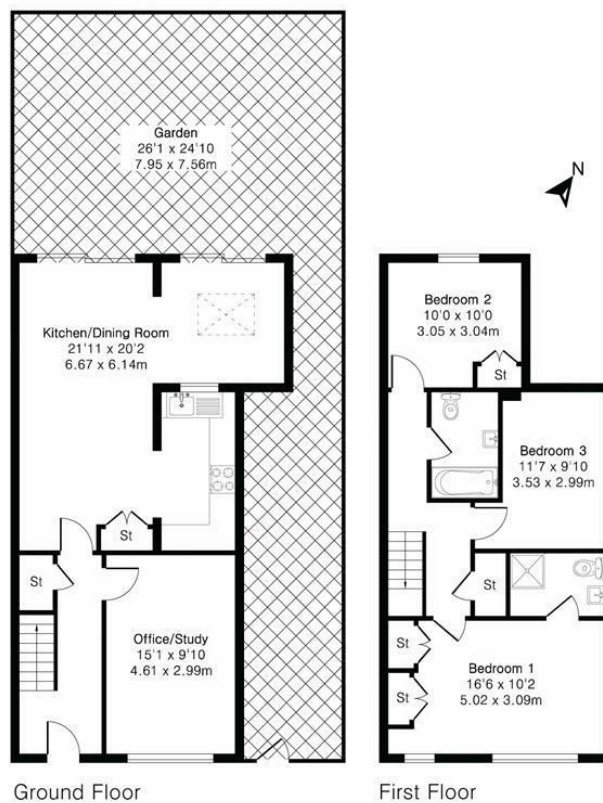




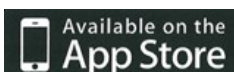
Approximate Gross Internal Area 1198 sq ft - 111 sq m

Ground Floor Area 647 sq ft – 60 sq m

First Floor Area 551 sq ft – 51 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	88
EU Directive 2002/91/EC			