

Mornington Road, Radlett

£1,395,000 (Freehold)

VILLAGE
E S T A T E S



A well maintained detached four bedroom family home ideally located in a private road just a short walk from Radlett Mainline Station. The house which has been well looked after by its present owners and boasts a good sized plot with a large driveway, offers excellent living accommodation and four bedrooms over three floors.

On the ground floor you enter into an entrance hall which leads to an office, and a large living room. Further on there is a fully fitted kitchen with an integrated AGA and access to the separate utility room. The kitchen and living room lead onto the dining room with patio doors onto the south facing garden. The ground floor also has a separate WC and under stairs storage.

On the first floor there is a large principle suite comprising bedroom and ensuite shower room. There is a further double bedroom with its own en-suite bathroom and walk in wardrobe and a further double bedroom as well as a family bathroom.

On the top floor there is a large bedroom with plenty of storage and en-suite bathroom.

Externally to the rear is a mature and secluded landscaped garden with a patio area and access to a garden room for use as a home office/den. To the front is an impressive driveway which provides off street parking for numerous vehicles and dual gated access to the rear of the house.

01923 852434
www.village-estates.co.uk

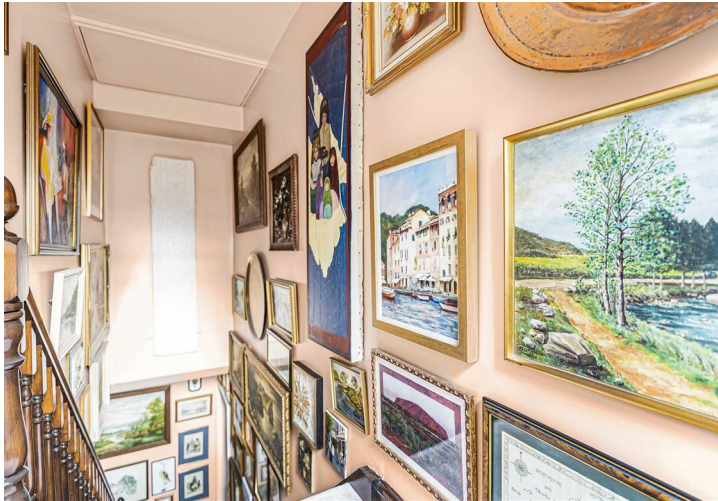


Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

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 2623 sq ft - 244 sq m
(Including Outbuilding)**

Ground Floor Area 1226 sq ft - 114 sq m

First Floor Area 905 sq ft - 84 sq m

Second Floor Area 353 sq ft - 33 sq m

Outbuilding Area 139 sq ft - 13 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	60	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	