

Battlers Green Drive, Radlett

£695,000 (Freehold)

VILLAGE
E S T A T E S



A well maintained three double bedroom end of terrace house built approximately 11 years ago by Shield Homes in a quiet mews close to local shopping facilities and within easy reach of Radlett High Street and Thameslink Station, as well as the shopping village of Battlers Green. The house features modern, open plan living space.

On the ground floor the property comprises of a modern fully fitted kitchen with integrated appliances and a large bright and airy open plan reception room to the rear with French doors leading directly onto the garden.

On the first floor there are two double bedrooms, the principle bedroom with its on en-suite shower room and fitted wardrobes, a second bedroom with a family bathroom and fitted wardrobes.

The top floor comprises a further double bedroom with two storage cupboards, one being a previous en-suite shower room, which could be made again.

At the front of the house there is a storage cupboard and three allocated parking spaces. To the rear there is a 34 ft garden.

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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.



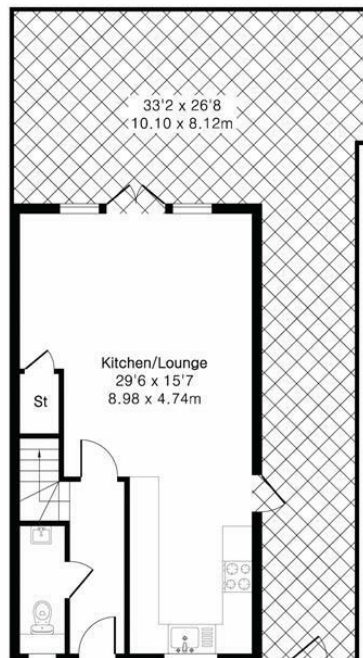


Approximate Gross Internal Area 1194 sq ft - 112 sq m

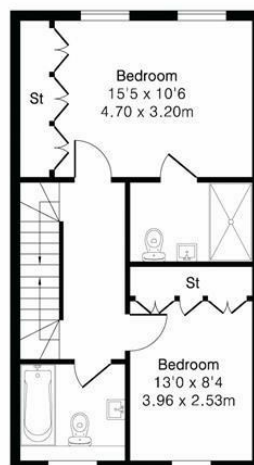
Ground Floor Area 458 sq ft – 43 sq m

First Floor Area 458 sq ft – 43 sq m

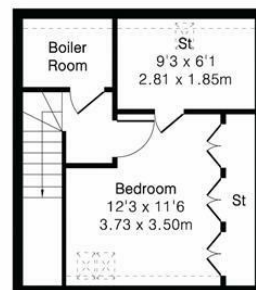
Second Floor Area 278 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor



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	78	82
(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	