

Scrubbitts Park Road, Radlett

£750,000 (Freehold)

VILLAGE
E S T A T E S



A well presented four bedroom detached property which is situated in a quiet location within easy walking distance of all Radlett's local shopping and transport facilities and is within close proximity to Gills Hill park.

On the ground floor the entrance hall leads to a large living/dining room with access to the rear garden, there is a separate kitchen breakfast room and a WC.

The first floor consists of four bedrooms, the principal bedroom with built in wardrobes, there are a further three bedrooms, two with fitted wardrobes and a family shower room.

To the rear is a secluded mainly laid to lawn garden which is approx. 70' and has access to a large separate single garage.

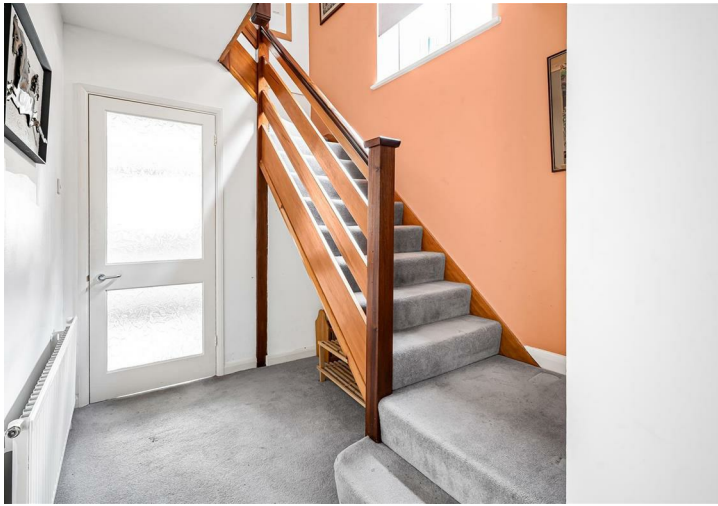
The front has a driveway which provides off road parking for two vehicles and access to the single garage

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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.





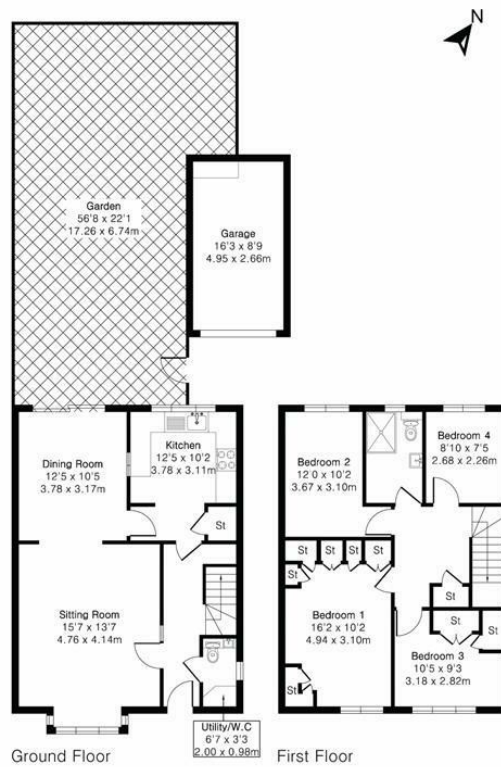


**Approximate Gross Internal Area 1199 sq ft - 111 sq m
(Excluding Garage)**

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 593 sq ft – 55 sq m

Garage Area 142 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	67
EU Directive 2002/91/EC			