

# Common Lane, Radlett

## £1,425,000 (Freehold)

**VILLAGE**  
E S T A T E S



A deceptively spacious 5/6 bedroom corner terrace family home offering outstanding countryside views located in the exclusive Manor Court development. Close to Battlers Green Farm and shopping village. The house, which is arranged over 3 floors is in excellent decorative order throughout and offers over 2700 sq ft of accommodation. It features a south-facing garden adjoining green belt land at the rear.

To the ground floor a spacious entrance hall leads to a large lounge/dining room, family room, kitchen with conservatory breakfast room, study/utility room and a guest cloakroom.

To the first floor is the main bedroom with en-suite shower room and dressing area, 3 further double bedrooms one with en-suite shower room and a family bathroom with bath and shower.

To the second floor a large landing currently used as a gym leads to a fifth bedroom with en-suite shower room and a cinema room/bedroom 6; boarded eaves provide substantial additional storage (not included on the floorplan)

Externally to the rear is a well-manicured south-facing garden on 2 sides of the property with a patio area and access to a residents-only pathway alongside the fields to the rear giving direct access to the front courtyard.

To the front are 2 reserved parking spaces, one under cover of the converted stables, and additional off-street visitors' parking.

The service charges are £900 per annum

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



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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.

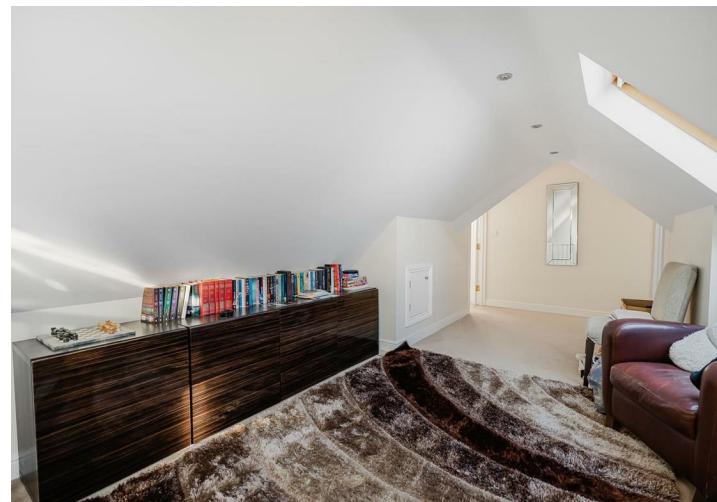










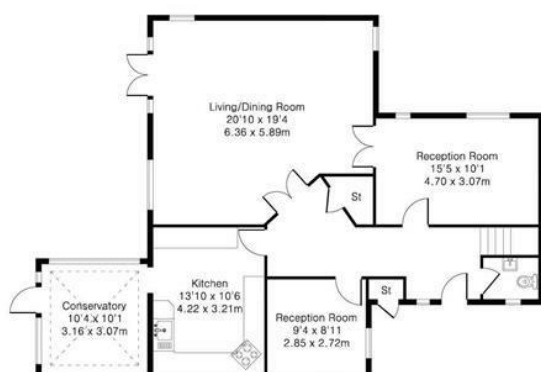




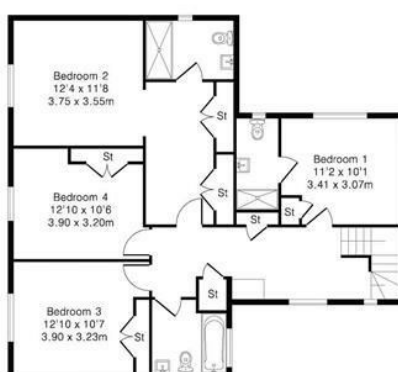




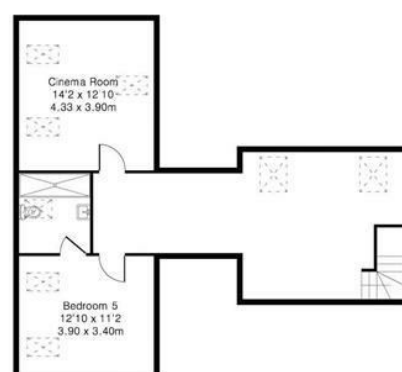
Approximate Gross Internal Area 2739 sq ft – 255 sq m  
 Ground Floor Area 1076 sq ft – 100 sq m  
 First Floor Area 958 sq ft – 89 sq m  
 Second Floor Area 710 sq ft – 66 sq m



Ground Floor



First Floor



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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 | 75                      | 79        |
| (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 |           |