

FREEHOLD



House - Detached (EPC Rating:)

**RADLETT PARK ROAD, RADLETT, WD7
7BG**

£890,000



3 Bedroom House - Detached located in Radlett

Our three bedroom detached home is situated in a sought after street and is within walking distance to Radlett Station and nearby abundant high street. Although the property is in need of a little updating, it also has enormous potential to extend (stpp) of which precedent has been set by neighbouring properties in this highly coveted road.

Properties in Radlett Park Road come to the open market very rarely. Our distinguished three bedroom detached home, is only a short walk to the station and bustling high street, and offers much potential and scope for redevelopment to create the perfect family home.

With entrance porch, welcoming entrance hall, downstairs cloakroom, large front reception, kitchen breakfast room and access to garage. Upstairs are three bedrooms and bathroom.

ENTRANCE PORCH

Double glazed windows to front and side aspects, tiled floor.

ENTRANCE HALL

Staircase to the first floor and doors leading to the through reception room, kitchen and downstairs cloakroom.

THROUGH RECEPTION - 24'4" (7.42m) x 10'11" (3.34m)

Dual aspect room with double glazed windows to the front aspect and glazed doors to the rear aspect, Wood block parquet flooring, fireplace, powerpoints, pendant lighting and radiators.

KITCHEN - 14'3" (4.35m) x 9'0" (2.74m)

Wall and base units, 1 1/2 bowl stainless steel sink unit, gas fired hob, eyelevel integrated oven, tiled flooring and walls, double glazed window overlooking and door leading to the garden.

CLOAKROOM

Obsured double glazed window to the front aspect, low flush wc, hand basin.

FIRST FLOOR LANDING

Double glazed window to the front side aspect, access to the loft, doors leading to all three bedrooms and the bathroom.

BEDROOM 1 - 11'2" (3.41m) x 10'11" (3.33m)

Double glazed windows to the front aspect, built in

storage, carpet to floor, pendant lighting, radiator.

BEDROOM 2 - 11'4" (3.47m) x 10'11" (3.33m)

Double glazed windows to the rear aspect, built in storage, carpet to floor, pendant lighting, radiator.

BEDROOM 3 - 11'4" (3.47m) x 9'0" (2.74m)

Double glazed windows to the rear aspect, carpet to floor, pendant lighting, radiator.

BATH ROOM

Full size bath, wash hand basin with pedestal, low flush wc, full tiled floor and walls, double glazed windows to the side aspect.

OUTSIDE

FRONT GARDEN

Mature beds with plenty of off road parking. Leading to front access via porch and to garage.

REAR GARDEN

Mainly laid to lawn with plenty of mature planting throughout. access to garage, outside tap.

GARAGE - 20'7" (6.28m) x 8'7" (2.61m)

Approached via own driveway. This space has been split with plenty of storage to the rear. The front section is being used as a utility area and house the boiler. With up and over door to the front.

COUNCIL TAX

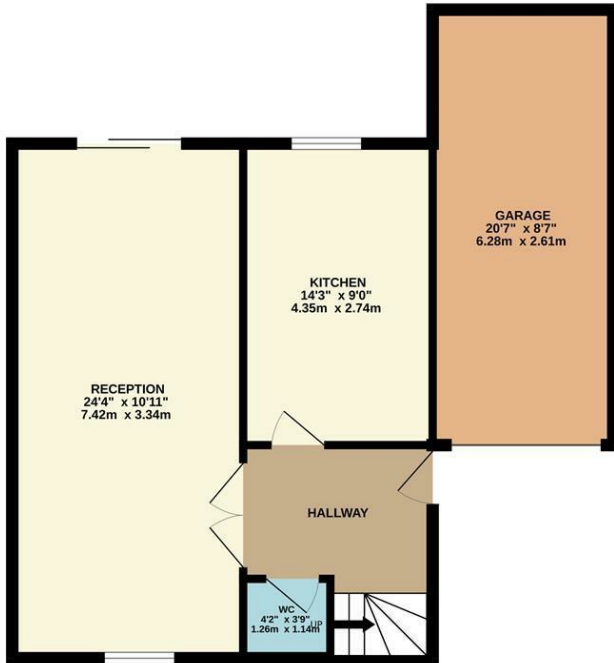
Hertsmere Borough Council, Tax Band F.

The EPC has been ordered and will be available online shortly.

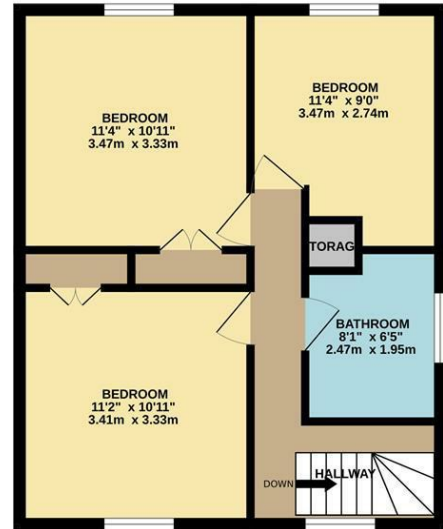


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph

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	EU Directive 2002/91/EC		

Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

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