



PRESTIGE & VILLAGE ESTATE AGENTS

UK's finest properties

11, FOLLY CLOSE, RADLETT, WD7 8DR





**DON'T MISS OUT - DETACHED 4 BEDROOM HOUSE ON A GENEROUS PLOT -** An attractive 4 bedroom detached house, ideally situated in the delightful village of Radlett. Situated on a sought-after cul-de-sac, offering convenient access to Radlett's shopping & transport facilities. Comprising 4 bedrooms, principle bedroom has it's own ensuite shower room.

As you step into the property through the welcoming entrance hallway that runs through the centre of the property. The hallway sets the tone for the rest of the home, creating a seamless flow between the different areas. Featuring a large kitchen breakfast room with a separate utility space. The kitchen is well equipped with two fridge freezers, two ovens, built in microwave & gas hob.

The generously sized lounge and dining room offer a fabulous space for entertaining guests. There is a separate office/study, which is ideal as a home office

Outside, the property features a large block paved driveway providing space for 4-5 cars. The garden provides ample space for outdoor activities and enjoying the surrounding natural beauty. Whether you want to host a barbecue or create a serene garden retreat, the possibilities are endless. Near to places of worship and a selection of good state & Private schools Located in close proximity to London, this property provides the best of both worlds, an idyllic suburban retreat with easy access to the bustling city and excellent transport links.

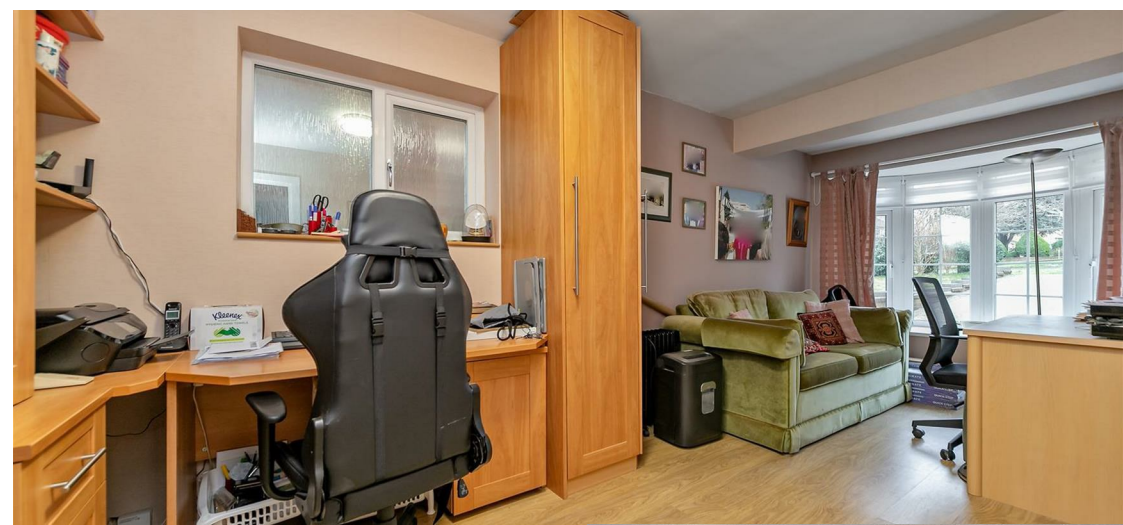






- 4 Bedroom detached house
- Recently refurbished
- Spacious kitchen breakfast room with breakfast bar
- Separate study/playroom
- Private well maintained landscaped gardens to front and rear
- Generous driveway
- Scope for development
- Close to schools
- Sought after location, within easy walking distance to train station
- Excellent transport links to London and Motorway









### ENTRANCE HALL

### STUDY/OFFICE

8'0" x 17'11" (2.44 x 5.47)

### LIVING ROOM

12'0" x 24'2" (3.66m x 7.37m)

### DINING

14'5" x 9'7" (4.39m x 2.92m)

### KITCHEN

14'9" x 16'5" (4.52m x 5.02m)

### DOWNSTAIRS CLOAKROOM

8'0" x 3'3" (2.46m x 1.0m)

### BEDROOM 1

12'0" x 13'5" (3.66m x 4.09m)

### EN-SUITE BEDROOM 1

4'10" x 5'1" (1.48 x 1.55)

### BEDROOM 2

12'3" x 13'5" (3.73m x 4.09m)

### BEDROOM 3

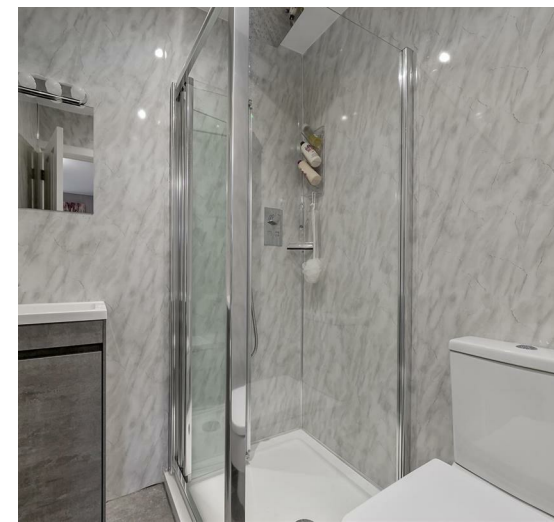
12'2" x 10'8" (3.71m x 3.25m)

### BEDROOM 4

8'2" x 10'11" (2.49m x 3.33m)

### BATHROOM

6'5" x 7'5" (1.96m x 2.26m)







Boasting a highly convenient location near Radlett's town center, just a short walk away. The Thameslink train station is also within easy reach, offering direct connections to central London in less than 25 mins. Surrounding the area are stunning country walks & woodland, perfect for nature enthusiasts. The property is in proximity to excellent schools. The M25 & M1 motorways give easy access to London & other destinations



Hertsmere  
Band G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Why energy efficient - lower running costs	Current	Potential	Why environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
101-125 A			101-125 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
0-20 G			0-20 G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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