



The Cottage, Common Lane, Radlett WD7 8PJ
PRICE ON APPLICATION







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An opportunity to acquire this FIVE BEDROOM FOUR BATHROOM FOUR RECEPTION ROOM DETACHED FAMILY RESIDENCE WITH SEPARATE DETACHED ANNEX AND STABLES situated on a Three Acre Plot with panoramic views overlooking greenbelt pastures on one of Radlett's most sought after country lanes. Conveniently located and within walking distance to the ever so popular Battlers Green Farm / Shopping Village and a short drive from two of Hertfordshire's best private schools Haberdashers and Radlett Preparatory.

The property is in need of some modernisation as benefits from: Spacious Entrance Hall, Guest Cloakroom, Study, Lounge, Dining Room, Morning Room, Fully Fitted Kitchen/Breakfast Room, Five Bedrooms, Four Bathrooms, Spectacular Grounds / Gardens, Triple Garage, Stables, Off Street Parking for Several Cars. Detached Annex comprising of: Triple Aspect Reception Room with access to Garden, Guest Shower Room, Fully Fitted Modern Kitchen, Double Bedroom with En Suite Bathroom, Loft / Storage Area.

THE PROPERTY HAS THE ADDED BENEFIT FROM POTENTIAL TO EXTEND OR TO BUILD YOUR DREAM HOME SUBJECT TO PLANNING PERMISSION



- **Council Tax Band:** G £3292 per annum
- **Tenure:** This is a freehold property









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Approximate Area = 2510 sq ft / 233.1 sq

Limited Use Area(s) = 331 sq ft / 30.7 sq

Garage = 2189 sq ft / 203.3 sq

Outbuilding = 832 sq ft / 77.2 sq

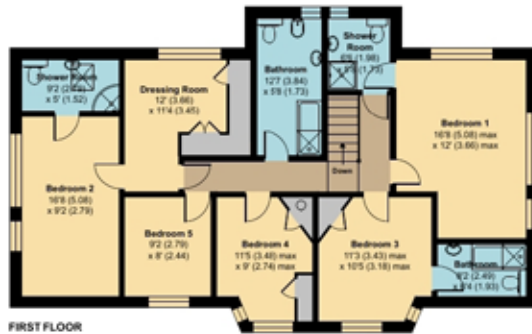
Total = 5862 sq ft / 544.5 sq

For identification only - Not to scale



OUTBUILDING

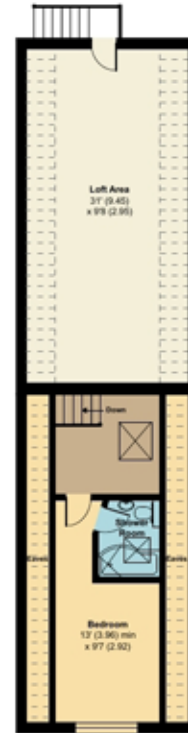
Denotes restricted head height



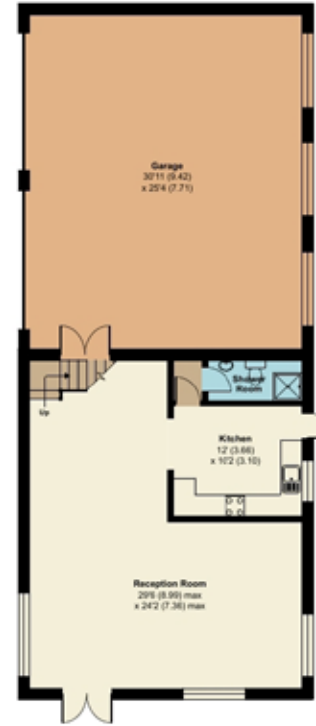
FIRST FLOOR



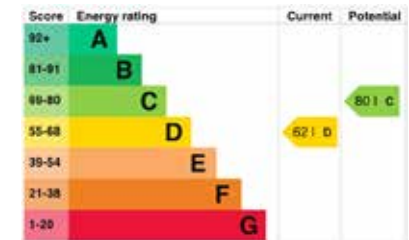
GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Benjamin Stevens REF: 920817

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