

Park Road, Radlett

£1,195,000 (Freehold)



Situated within close proximity to Radlett village and its array of local amenities, including the mainline station, this stylishly refurbished three-bedroom detached home offers spacious and versatile living for modern family life.

The ground floor boasts a bright and expansive living room with a beautiful feature fireplace. This leads on to a further reception room with bi-fold doors leading on to the private garden. There is a separate kitchen, an office with direct access to the garage and a W.C.

Upstairs, the property comprises three well-proportioned bedrooms. There are two good sized double bedrooms, the principal having fitted wardrobes with a third single bedroom currently being used as an office, a family bathroom and a separate W.C.

To the rear, the approximately 100' mature garden which offers a peaceful and secluded retreat, complete with a large patio area perfect for outdoor dining and entertaining.

Externally, the home benefits from a block-paved driveway providing off-street parking for multiple vehicles.

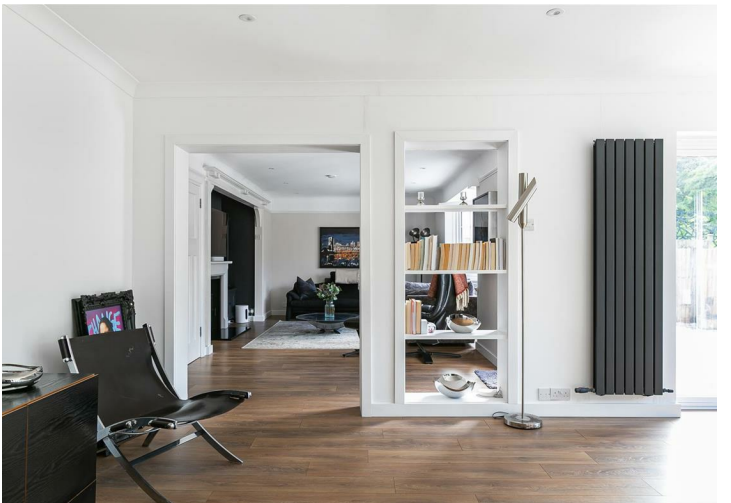
Offering exceptional scope to grow, the property boasts immense potential for a double-storey side extension over the garage, a further rear extension into the garden, and a loft conversion (all STPP).

01923 852434
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Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

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.



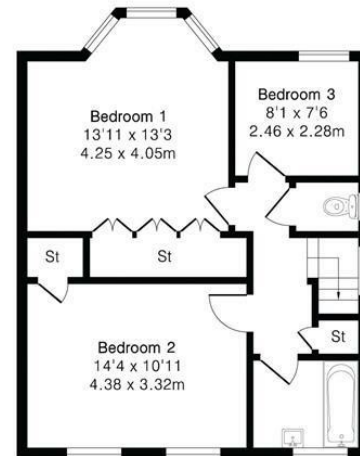
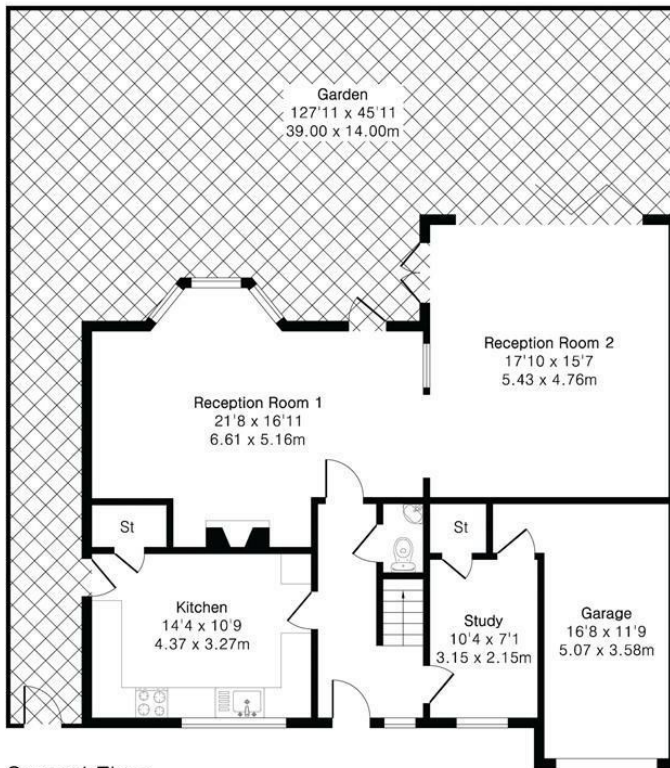




**Approximate Gross Internal Area 1665 sq ft - 154 sq m
(Including Garage)**

Ground Floor Area 1100 sq ft – 102 sq m

First Floor Area 565 sq ft – 52 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		
(61-91)	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	