



Connells

Phillimore Place  
RADLETT



## Property Description

A rarely available three-bedroom semi-detached family home, tucked away in a quiet close in the sought-after village of Radlett. Set back from the road, this charming property offers well-balanced accommodation ideal for families and commuters alike.

The ground floor features a welcoming hallway, spacious living room with cast iron fireplace, and a generous kitchen/dining area, alongside a conservatory, utility room, study with garden access, and a guest WC. Upstairs are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a 100ft north-facing rear garden with mature borders and a new summer house, plus convenient on-street parking.

Further potential is offered by previously approved planning permission for a rear extension and loft conversion.

Ideally located close to Radlett village, excellent schools, Thameslink station (approx. 27 minutes to St Pancras), and major road links including the M25, M1 and A1(M).

## Entrance Hall

Door to front

## Cloakroom

Wc

Wash hand basin

## Study

9' 4" x 5' 10" ( 2.84m x 1.78m )

Window to side

## Lounge

11' 1" x 9' 11" ( 3.38m x 3.02m )

Window to front

Radiator

Open fireplace

## Kitchen/Diner

20' 7" x 12' 5" ( 6.27m x 3.78m )

Door to conservatory

Window to side

Wall and base units

Sink/bowl

Dishwasher

Gas hob

## Utility Room

9' 3" x 8' 10" ( 2.82m x 2.69m )

Door to front

Washing machine

Fridge freezer

Sink/bowl

## Bedroom One

12' 5" x 9' ( 3.78m x 2.74m )

Window to rear

Radiator

Fitted wardrobe

## Bedroom Two

9' 11" x 9' ( 3.02m x 2.74m )

Window to front

Radiator

Fitted wardrobe

## Bedroom Three

9' 2" x 8' 11" ( 2.79m x 2.72m )

Window to rear

Radiator

## Bathroom

Tiled

Radiator

WC

Wash hand basin

Bath and mixer taps

## Rear Garden

Patio

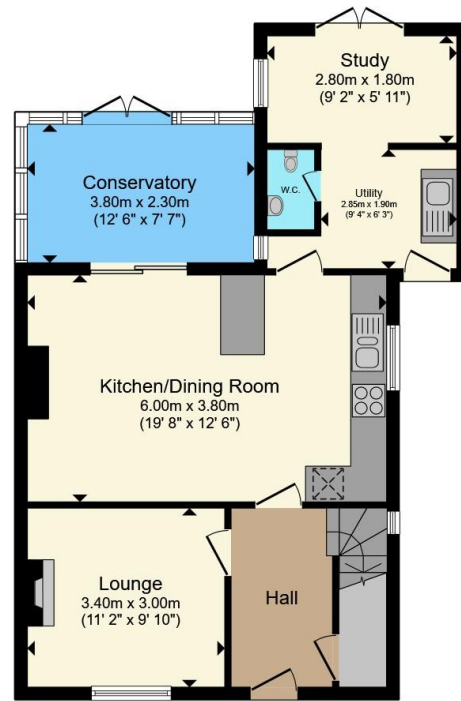
Laid lawn

Storage

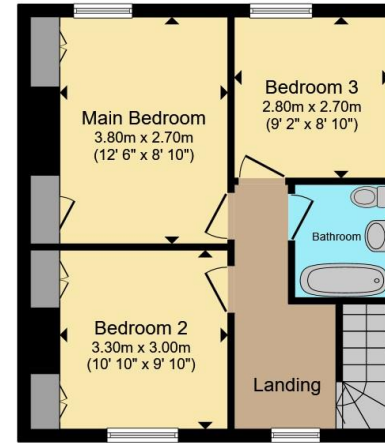








**Ground Floor**



**First Floor**

Total floor area 105.4 m<sup>2</sup> (1,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS308571](http://connells.co.uk/Property/BUS308571)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS308571 - 0003