

Scrubbitts Park Road, Radlett

£750,000 (Freehold)

VILLAGE
E S T A T E S



An extended newly refurbished 3 bedroom semi-detached property which is situated in a quiet location within close proximity of all Radlett's local shopping and transport facilities and is only a stone's throw from Phillimore Recreation ground.

The ground floor consists of a large entrance hall leading to a bright and airy through reception room/dining room, stunning fully fitted kitchen with direct access to the rear garden. There is also a study, utility room and wc.

To the first floor is the principle bedroom which includes an en suite shower room, there are a further two bedrooms one of which is a double bedroom and a family bathroom.

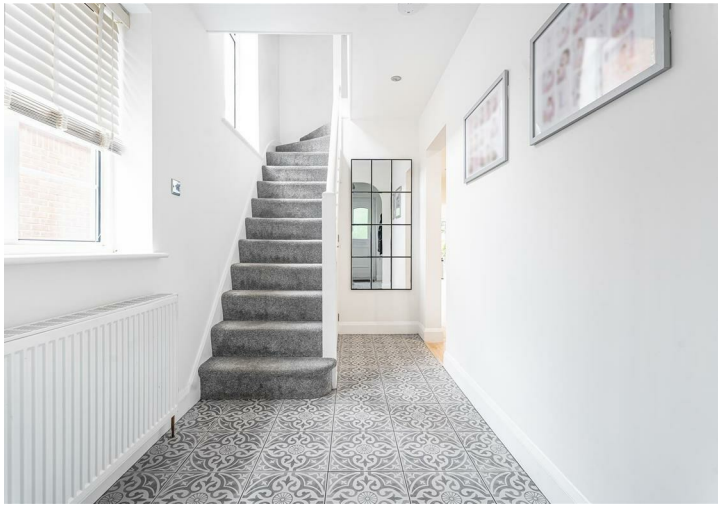
To the rear is an approx. 60' garden which is mainly laid to lawn with various shrubs plants and trees. To the front is a driveway providing off road parking and access to a garage.

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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.





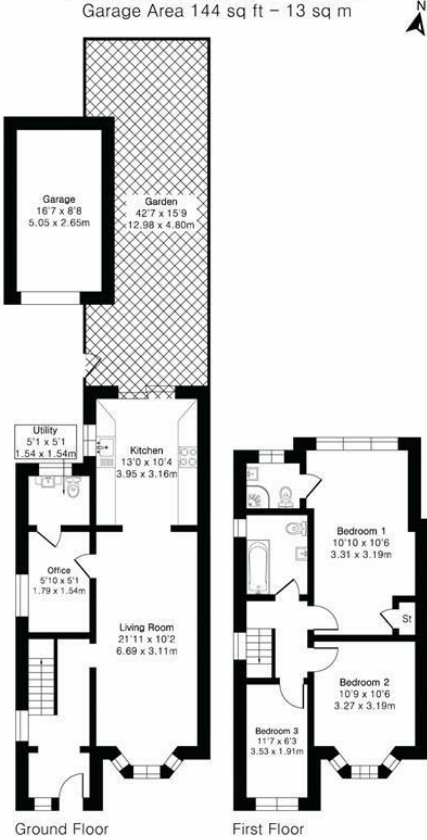


**Approximate Gross Internal Area 1154 sq ft - 107 sq m
(Excluding Garage)**

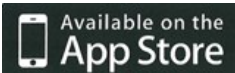
Ground Floor Area 602 sq ft - 56 sq m

First Floor Area 552 sq ft - 51 sq m

Garage Area 144 sq ft - 13 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		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		