SUSMANS
ESTATES

Cragg Avenue, Radlett, WD7 8DW

Asking Price £949,950 Freehold

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A spacious four bedroom, two bathroom (one en suite) semi detached family home, ideally positioned within a short walk of both the high street and Phillimore Recreation ground with its modern new Tea Rooms.

Offering accommodation set over two floors, the property features well balanced living with a large double aspect lounge opening directly onto the garden which is private, level and lawned, whilst off street parking to the front accommodates parking for 3-4 cars. A delightful kitchen with a breakfast bar sits alongside a dining room with a feature wall showing exposed brickwork. A further utility room and guest cloakroom compliment this floor, whilst above the bedrooms round off the accommodation.

Transport links, which include Radlett's Mainline Station offering direct access into London (under 26 minutes) via West Hampstead (Jubilee Line) or into St.Pancras in under 30 minutes.

Radlett's high street has numerous places of worship, restaurants, coffee shops, and a library within the Radlett centre which hosts numerous shows, and concerts throughout the year. Schools include several state & private, from reception through to secondary. Manor Lodge, Edge Grove, Newberries, St.Johns, Radlett Prep, Haberdashers and Aldenham, all being close by.

Subject to planning, the property could be further extended to create a larger home if required.

EPC C/ Gas central heating/ mains drainage and sewage/ Council tax band E

- Semi detached family home
- Four bedrooms, two bathrooms, one en suite
- Good sized rear level garden
- Off street parking for 3-4 Cars
- Potential to extend subject to planning
- EPC C/ Gas central heating/ mains drainage and sewage/ Council tax E

PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area
Ground Floor = 68.4 sq m / 736 sq ft
First Floor = 62.7 sq m / 675 sq ft
Total = 131.1 sq m / 1,411 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
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VIEWING

Strictly by appointment with Susmans Estates

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EPC Rating C