SUSMANS
ESTATES

Watling Street, Radlett, WD7 7JH

Offers In Excess Of £735,000 Freehold

# Watling Street, Radlett, WD7 7JH

A spacious mid terraced FOUR BEDROOM, TWO BATHROOM Edwardian character FAMILY HOUSE with accommodation spread over three floors. A separate rear kitchen leads onto A LARGE REAR TERRACE & A DELIGHTFUL LAWNED GARDEN with a large shed at its rear.

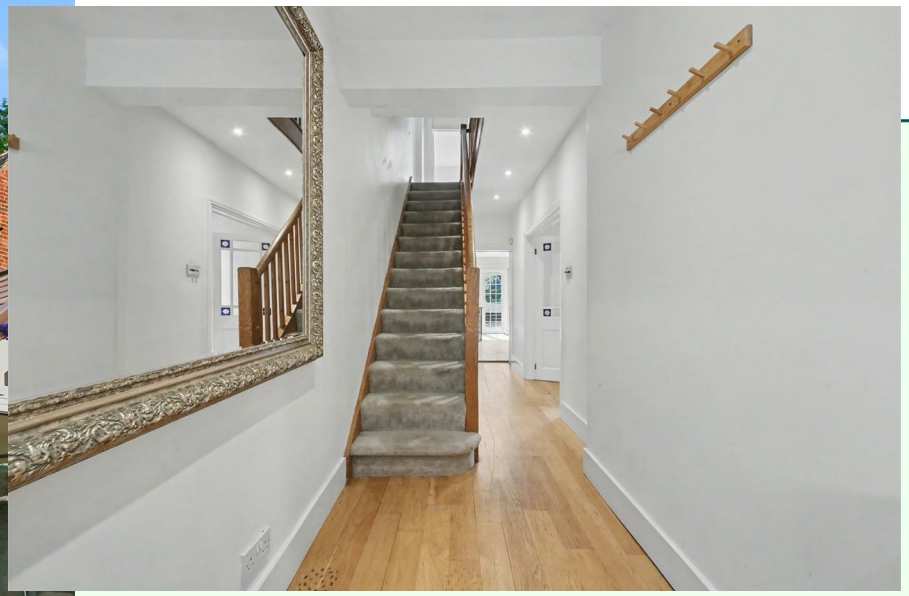
Ideally located on Watling Street and just a short walk to Radlett's high street with its mix of deli's and boutiques. Including several new restaurants and cafes, INCLUDING A GAILS, BRASS MONKEY & PER TUTTI. The Radlett centre also offers a charming restaurant/ cafe, library and auditorium for year round shows.

Radlett's Thames link station offers direct access into Kings Cross ( St. Pancras) in under 28 minutes via West Hampstead ( Jubilee line) in slightly shorter journey time, with its own direct links towards Bond Street. Local schools include a good variety from reception, through to infant and secondary levels with Edge Grove, Manor Lodge, Newberries, Radlett Prep, Habs and Aldenham all within easy reach, approx 10- 15 minutes drive.

This charming property is offered CHAIN FREE

Hertsmere Council Tax Band F / EPC E/ mains drainage & sewage / PERMIT PARKING FOR 2 CARS PLUS VISITORS PERMITS AVAILABLE

- Edwardian Character family house
- Four bedrooms two bathrooms, one en suite
- Large rear terrace and lawned garden
- Parking permits available
- Chain free



**PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

TOTAL FLOOR AREA : 135.00 sq. m. ( 1453.13 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

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IMPORTANT NOTICE

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

**EPC Rating E**