



SUSMANS
ESTATES

Loom Lane, Radlett, WD7 8PA

Asking Price £795,000 Freehold

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Occupying a sought after position upon one of Radlett's most prestigious roads, is this three bedroom semi-detached family house requiring modernisation, offered with a frontage allowing for the creation of parking for two cars, together with a detached garage accessed via a shared driveway and a beautifully established rear garden extending to approximately 200ft (60m) in length.

Offering enormous potential, the property provides an excellent opportunity for enlargement and remodelling, subject to the usual planning consents, to create a substantial family residence tailored to individual requirements.

Conveniently positioned approximately 15–18 minutes' walk from Radlett's vibrant High Street and Mainline Station, providing direct access into London via West Hampstead in under 26 minutes and St Pancras International in under 30 minutes. The delightful Phillimore Recreation Ground and tea rooms are also within easy reach, approximately a 12 minute walk away.

Radlett High Street offers an excellent selection of restaurants, cafés, places of worship and everyday amenities, together with the Radlett Centre hosting a variety of concerts, performances and community events throughout the year. The area is particularly well regarded for its schooling, with a number of highly respected state and private schools nearby including Manor Lodge, Edge Grove, Newberries, St John's, Radlett Preparatory School, Haberdashers' and Aldenham School.

Council tax band F/ EPC D/ Mains drainage & sewage/ gas central heating

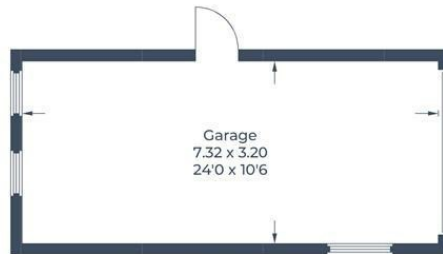
- Semi detached house in need of modernisation
- Off street parking and a detached garage
- Large rear & level garden approx 200ft/ 60m in length.
- Subject to planning could create a wonderful family home
- Chain Free



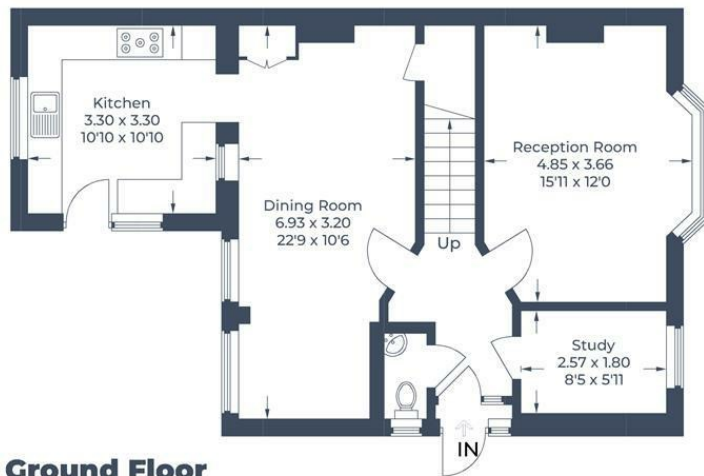
PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Approximate Gross Internal Area
Ground Floor = 64.9 sq m / 698 sq ft
First Floor = 52.7 sq m / 567 sq ft
Garage = 23.4 sq m / 252 sq ft
Total = 141 sq m / 1,517 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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

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VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com

Website: susmansestates.com

Radlett Estate Agents Limited trading as Susmans Estates.
Registered Office: First Floor, Radius House, Watford,
Hertfordshire WD17 1HP.
Registered in England & Wales No.5579487

Ref:

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EPC Rating **D**

299 Watling Street, Radlett, WD7 7LA

01923 859444

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