



SUSMANS  
ESTATES

Station Road, Radlett, WD7 8JX

Asking Price £895,000 Freehold

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An exciting opportunity to acquire a chain-free, mid-terraced four double bedroom, two bathroom home (including one en suite), offering two to three off-street parking spaces and a private rear garden.

Externally, the property is designed in a contemporary, modern style, while internally it has been refurbished to a high standard. This striking home features a range of modern finishes throughout, including a stylish, well-appointed open-plan kitchen just under 40 ft in length with the reception room. Floor-to-ceiling windows, and full-height bi-folding doors opening onto the rear patio and garden, which also provides access to the additional parking spaces. The ground floor further benefits from a fully plumbed utility room and a guest cloakroom.

Ideally located under a three-minute walk from Radlett Thameslink Station, the property offers direct access into London, with King's Cross and St Pancras reachable in under 28 minutes. The home is also perfectly positioned for Radlett's local amenities, including an excellent selection of shops, new restaurants, and the Radlett Centre, which features an auditorium, café, and library.

A wide choice of highly regarded local schools, from reception through to secondary level, are within easy reach. These include Edge Grove, Manor Lodge, Yavneh, Newberries, Radlett Prep, Haberdashers' (Boys' and Girls'), and Aldenham, with numerous school coaches stopping directly along Radlett High Street.

■ Outstanding Location, moments from high Street ■ Four double bedrooms, two bathrooms, one en suite ■ Off street parking for 2/3 cars and rear garden ■ Chain free ■ Hertsmere Council tax band TBA/ mains drainage/ Gas central Heating/ Broadband TBA/ EPC C







### 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 1636 sq ft - 152 sq m**

Ground Floor Area 818 sq ft - 76 sq m

First Floor Area 818 sq ft - 76 sq m



### VIEWING

Strictly by appointment with Susmans Estates

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*Ref:*

### IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

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

C

299 Watling Street, Radlett, WD7 7LA

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