

# Barn Close, Radlett

## £1,395,000 (Freehold)



A five bedroom detached family home which offers bright and spacious living accommodation. The property is conveniently positioned in the corner of this quiet cul-de-sac which is located in superb proximity to Radletts High street and station.

On the ground floor there is a spacious entrance hall which leads to a bright and airy living room and dining room. A large separate kitchen/breakfast room and a further separate living room. The ground floor is complete with a cloakroom and access to an integral double garage.

On the first floor there is the principle suite with an en-suite bathroom and fitted wardrobes, there is a second large double bedroom with an en-suite bathroom and fitted wardrobes. There are three further double bedrooms and a family bathroom.

To the rear is an approx. 40' secluded well maintained garden which is mainly laid to lawn and complete with a large patio area.

To the front is a generous block paved driveway which benefits from ample off road parking and access to the double garage.

This property is being offered for sale Chain Free.

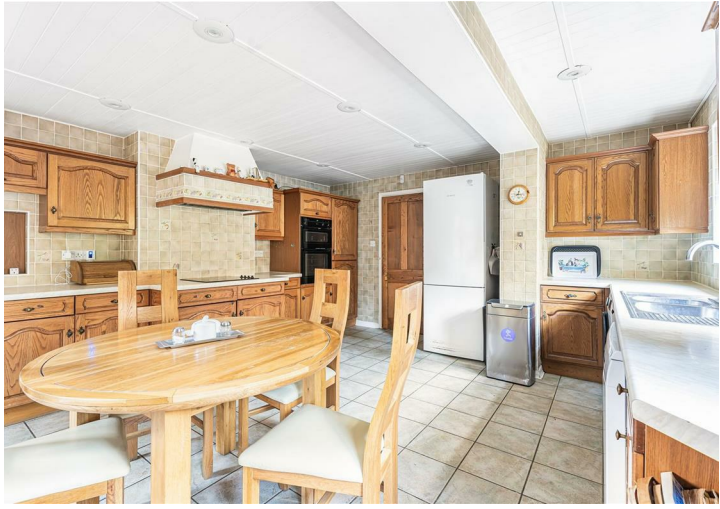
**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



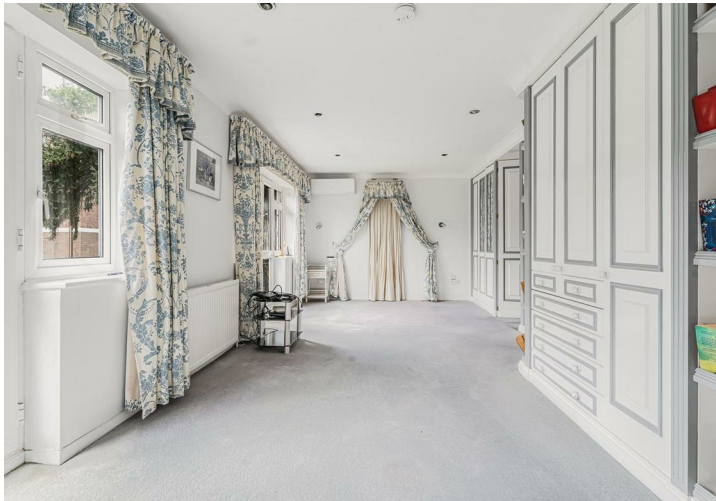
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.

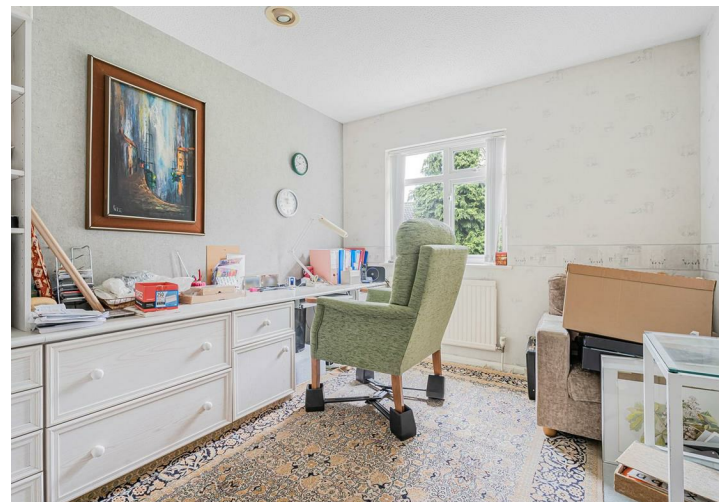
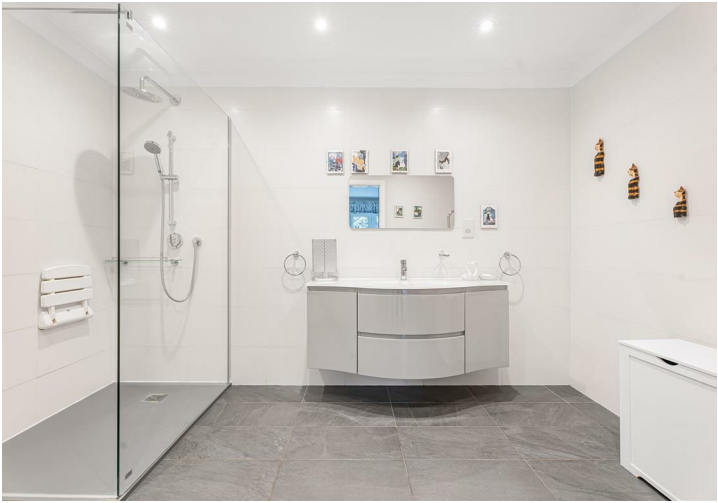
















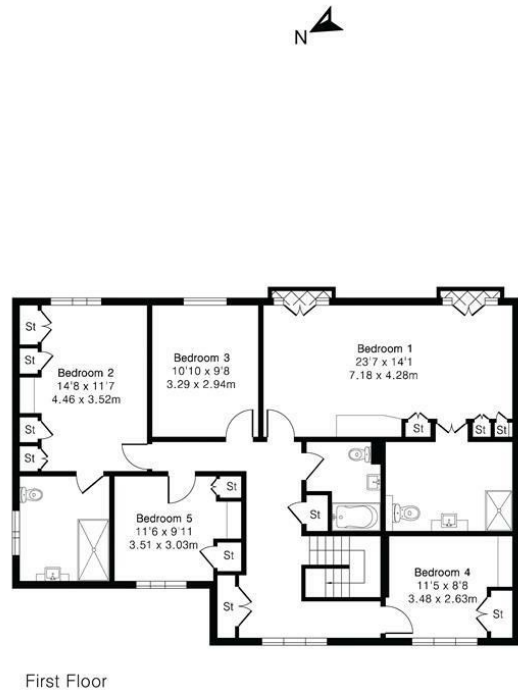
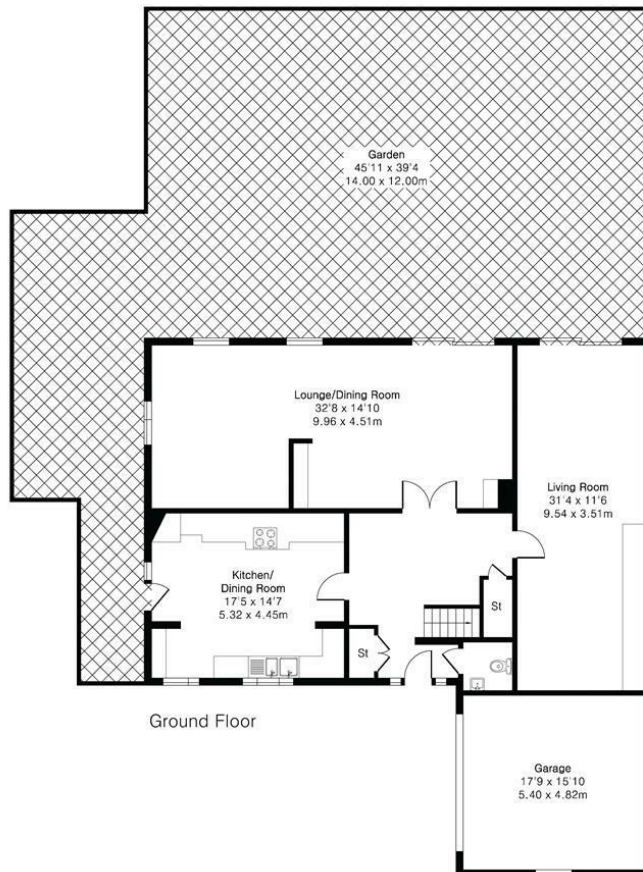


**Approximate Gross Internal Area 2617 sq ft - 243 sq m  
(Excluding Garage)**

Ground Floor Area 1364 sq ft – 127 sq m

First Floor Area 1253 sq ft – 116 sq m

Garage Area 259 sq ft – 24 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	