SUSMANS
ESTATES

Cobden Hill, Radlett, WD7 7JL

Guide Price £1,175,000 Freehold

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***** CHAIN FREE ****

We are delighted to offer for sale this four bedroom, two bathroom (one en suite) family house built approx ten years ago in the centre of Radlett. Well maintained throughout it is ready for immediate occupation.

Comprising of four double bedrooms and two bathrooms together with two large reception rooms and a spacious fully fitted kitchen diner with bi-fold doors opening onto rear patio and garden beyond. A rear gate in the garden allows access to the garage and the two dedicated parking spaces. All accessed through the secure gates to the front.

The property is ideally located right in centre of Radlett with the shops being less than a 5/7 minute walk away. The ThamesLink mainline station is under a 10 minute walk away which takes you into Central London in under 25 minutes.

State schools close by include Newberries, St. Johns & Fairfield and HJPS together with private ones including Manor Lodge, Radlett Prep, Edge Grove, Habs and Aldenham.

▪ Four bedrooms, two bathrooms (one en suite) ▪ Two large reception rooms ▪ Secure Gated Off-Street Parking for 2 cars plus single garage ▪ Situated in the Centre of Radlett, within a 7 minute walk to high street ▪ Hertsmere Council tax band G / EPC C / Mains drainage/ Heat pump heating ▪ CHAIN FREE

PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

VIEWING

Strictly by appointment with Susmans Estates

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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 C