



The Crosspath

Radlett, WD7

- Edwardian Terraced House
- Central Radlett Location
- 3 Bedrooms
- Family Bathroom
- Living Room
- Dining Room
- Fitted Kitchen
- Planning Permission Granted

Guide Price of £759,950



T: 01923 537 111



A mid terraced Edwardian Character house located just a short stroll from Radlett village centre with its boutique shops, restaurants and mainline station with direct links to Central London. The village also provides easy access to the M1, M25 and A41 and other major road routes and offers what are reputed to be some of the best state and private education facilities in the county of Hertfordshire and the surrounding areas.

This well presented property benefits from recently obtained permission for both rear and loft extensions while maintaining many original features. The accommodation at this delightful family home currently comprises; Entrance hallway, living room with feature wood burner opening into a dining room, fitted kitchen with utility area and guest cloakroom to the ground floor. Upstairs are three double bedrooms and a family bath/shower room. Externally the property benefits from a well maintained, South Westerly facing garden with a detached garage, approached via an access lane to the rear, with resident permit parking to the fore.

GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM

15' 7" x 11' 11" (4.75m x 3.63m)

DINING ROOM

13' 10" x 10' 3" (4.22m x 3.12m)

KITCHEN WITH UTILITY AREA

19' x 8' 2" (5.79m x 2.49m)

GUEST CLOAKROOM

FIRST FLOOR

LANDING

MASTER BEDROOM

14' 8" x 14' 1" (4.47m x 4.29m)

BEDROOM TWO

13' 10" x 11' 8" (4.22m x 3.56m)

BEDROOM THREE

10' 4" x 9' 7" (3.15m x 2.92m)

FAMILY BATHROOM

11' 4" x 6' 4" (3.45m x 1.93m)

EXTERIOR

FRONTAGE

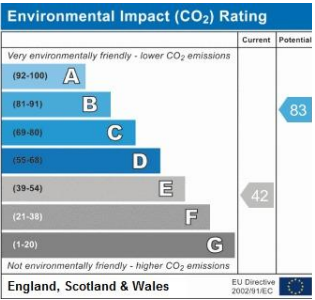
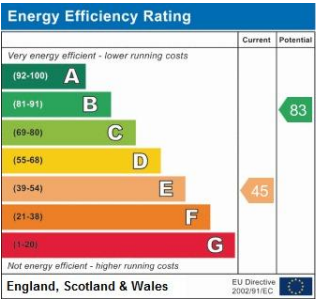
Walled area of hardstanding approached via a wrought iron gate and leading to covered passage providing side access to rear.

REAR GARDEN

70' x 17' 10" (21.34m x 5.44m) Paved patio leading to good sized area of lawn with well stocked flowerbeds, bushes and shrubs, paved path leading to detached single garage with the access lane beyond.

GARAGE

Single detached brick built garage with side door.



COUNCIL TAX BAND

Tax band F

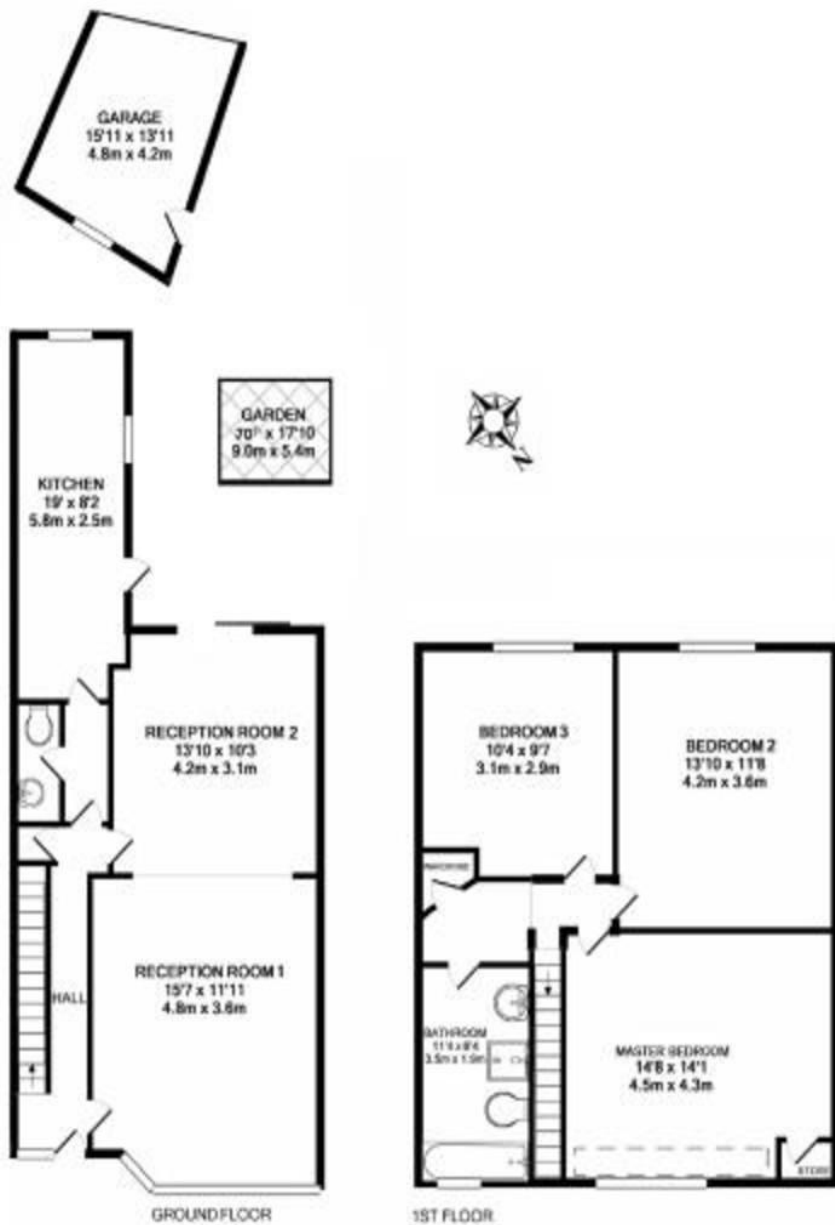
TENURE

Freehold

LOCAL AUTHORITY

Hertsmere Borough Council





TOTAL APPROX. FLOOR AREA 1185 SQ.FT. (110.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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