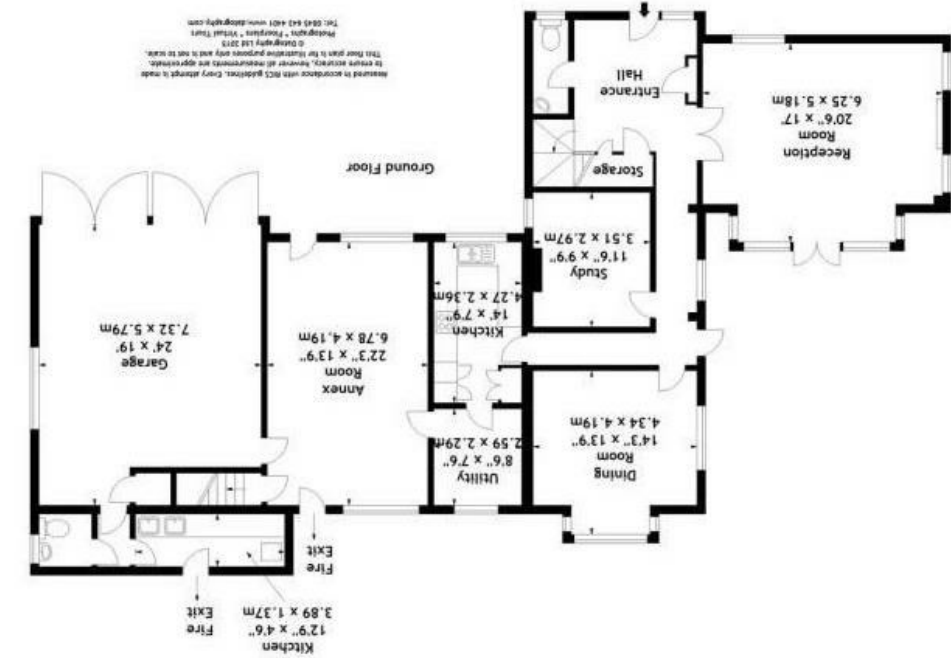


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential

Energy Efficiency Rating



LUMLEY ESTATES



Harper Lane, Radlett
 Freehold

Tel: 01923 853 366
 Email: info@lumleyestates.co.uk



Harper Lane
Radlett
Hertfordshire WD7 9HG



A character 4 bedroom detached residence approached via a private road with access only for the surrounding houses. There is off street parking for a number of cars and views over Watling Forest and surrounding fields. The property is in need of modernisation and the main home comprises: 4 good size bedrooms, 3 bathrooms (two en-suite), dining room, lounge, study, utility room and kitchen. There is also a double garage building, connected at ground floor level by an annexe room, used as a home office and there is further self-contained annexe above the garage. We understand that there was planning granted, which has now lapsed, for an additional outbuilding to the right of the garage and the property would be ideal for someone looking to take on a project and stamp their own mark. Harper Lane is within the catchment of several outstanding schools including Parmiter's, Dame Alice Owen's School and the newly secured site for Harperbury Free School. It is within easy reach of the M25, M1 and A1 providing easy access in and out of London and a short drive from Radlett Village centre with its amenities and railway station. The property is offered for sale chain free.

