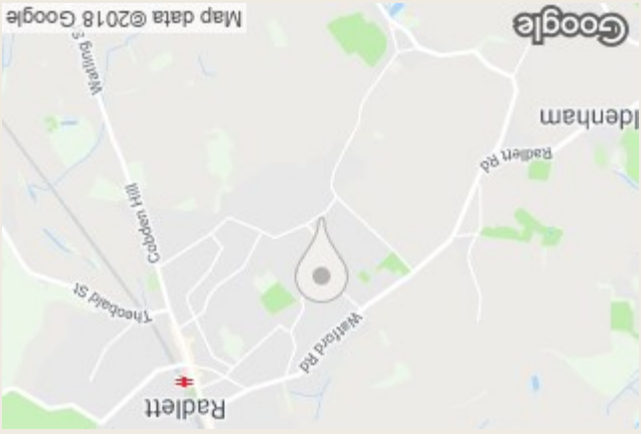


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
	(81-91) <b>B</b>
	(69-80) <b>C</b>
	(55-68) <b>D</b>
	(39-54) <b>E</b>
	(21-38) <b>F</b>
Not energy efficient - higher running costs	(1-20) <b>G</b>
Current	<b>66</b>
Potential	<b>82</b>



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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TOTAL APPROX. FLOOR AREA 1565 SQ.FT. (145.4 SQ.M.)

GROUND FLOOR APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 542 SQ.FT. (50.4 SQ.M.)

2ND FLOOR APPROX. FLOOR AREA 375 SQ.FT. (34.8 SQ.M.)

**GROUND FLOOR:** LOUNGE (4.19m x 3.66m), KITCHEN (6.12m x 5.92m), LIFESTYLE ROOM (2.01 x 1.95), UTILITY ROOM (2.36m x 1.78m), ROOM (7.9 x 5.10), ENTRANCE HALL, CURBBOARD.

**1ST FLOOR:** BEDROOM (4.34m x 3.71m), BEDROOM (14.3 x 12.2), BEDROOM (9.4 x 7.9), LANDING, BATHROOM (3.14m x 2.32m), BEDROOM (14.3 x 10.9), BEDROOM (4.34m x 3.28m), BATHROOM (10.4 x 7.7).

**2ND FLOOR:** MASTER BEDROOM (19.8 x 13.1), EAVES STORAGE, ENSUITE (7.10 x 6.7), BATHROOM (2.30m x 1.83m).

# LUMLEY ESTATES



Loom Lane, Radlett

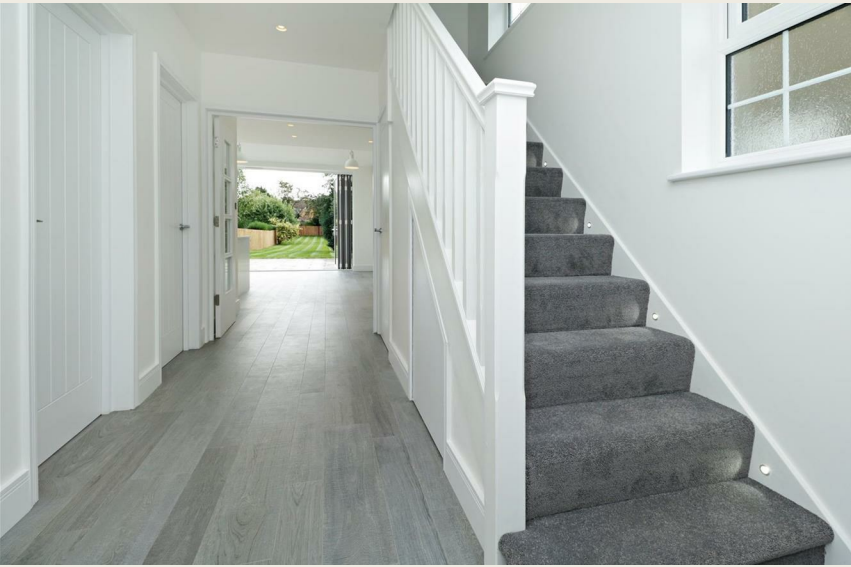
Tel: 01923 853 366

Email: info@lumleyestates.co.uk





**Loom Lane**  
**Radlett**  
**Hertfordshire WD7 8NY**



A newly refurbished and extended four double bedroom two bathroom semi-detached family home, located on one of Radlett's most finest and sought after roads, Loom Lane. Comprising of: spacious entrance hall, large bay fronted lounge, utility room, downstairs WC and a wonderful open plan fully fitted kitchen / lifestyle room with fitted Bosch appliances and quokka hot tap sink and further benefiting from bi-fold doors opening up to the 155 ft south facing rear garden with large patio area perfect for entertaining. To the first floor there are two great size double bedrooms one bay fronted, a single bedroom and a large family bathroom with shower, bath as well as underfloor heating. To the second floor there is a spacious master bedroom and an en-suite shower room with under floor heating, this room benefits from large windows over looking the gardens as well as two skylights for extra light. Externally the front of the property benefits from off street parking and to the rear is a 155ft south facing garden with patio. The property is in stunning condition with numerous features such as Porcelanosa tiling to floor and walls, LED zoned programmable lighting throughout including staircase treads on all levels, SONOS speakers to ground floor which along with the lighting can be controlled via an app on your smartphone or tablet. Available on an unfurnished basis with immediate effect, viewings of this stunning family home come highly recommended.

