

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	73
Potential	80



TOTAL APPROX. FLOOR AREA 2551 SQ. FT. (237.0 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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1ST FLOOR

GROUND FLOOR

LUMLEY ESTATES



Hillside Road, Radlett
 Freehold

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**Hillside Road
Radlett
Hertfordshire WD7 7BH**



Offering 2550 Sq.Ft of living space and situated on this desirable private road just 0.10 of a mile from Radlett Mainline Station, this spacious detached family home is situated on a good size plot spread over two floors, together with a large front driveway offering parking for numerous vehicles and a sunny landscaped rear garden.

This delightful house comprises; entrance hallway, TV room, study, dining room with double doors that open onto the living room, which also benefits from having french doors backing onto the rear garden. Following on from the living room is the large kitchen with an island in the middle and room for a breakfast table, the kitchen also has double doors backing onto the secluded rear garden. Upstairs comprises of four double bedrooms, the master suite has fitted wardrobes, large en suite bathroom as well as a walk in wardrobe. The second and third bedroom also have en-suites.

Externally the property benefits from a sunny south facing rear garden with large patio area perfect for family BBQ's. There is also a large lawn surrounded by mature trees, bushes and shrubs. To the front there is a large driveway allowing off street parking for several cars.

The property is perfectly located within a short walk of Radlett Thameslink rail station with a fast service into London St Pancras (approx 22 mins) as well as being near shops, restaurants, places of worship and excellent schools including Edge Grove, Haberdasher's Aske's and Aldenham. Are nearby. The M1, M25 and A1(M) are within easy access.

