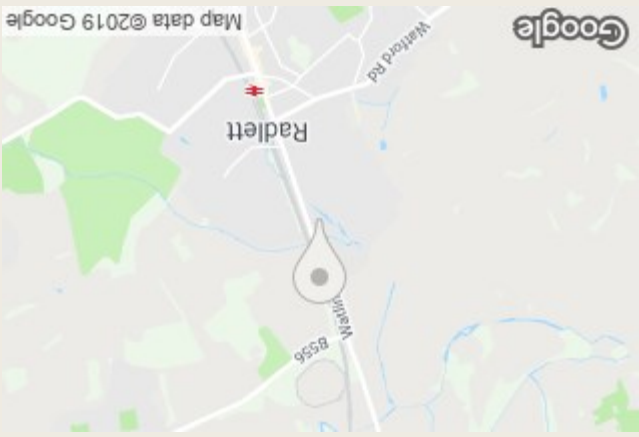


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
	(81-91) <b>B</b>
	(69-80) <b>C</b>
	(55-68) <b>D</b>
	(39-54) <b>E</b>
	(21-38) <b>F</b>
Not energy efficient - higher running costs	(1-20) <b>G</b>
Current	<b>83</b>
Potential	<b>84</b>



**Highbridge Close**  
 Approximate Gross Internal Area (Including Garage)  
 141.0 sq m / 1518 sq ft

This plan is for typical guidance only. Not drawn to scale unless noted.  
 Windows & door openings are approximate. Please check all dimensions.  
 All measurements are taken to the face of the wall. Please check all dimensions.  
 All areas are approximate. Please check all dimensions.

**Ground Floor**  
 Garage 5.33 x 2.67  
 17.6 x 8.9  
 Kitchen / Dining Room 7.32 x 4.88  
 24.0 x 16.0

**First Floor**  
 Bedroom 2.49 x 2.28  
 8.2 x 7.5  
 Bedroom 3.61 x 2.57  
 11.10 x 8.5  
 Reception Room 4.88 x 3.71  
 16.0 x 12.2

**Second Floor**  
 Bedroom 4.88 x 4.80  
 16.0 x 15.9

**LUMLEY ESTATES**



Highbridge Close, Hertfordshire

Tel: 01923 853 366

Email: info@lumleyestates.co.uk



**Highbridge Close**  
**Hertfordshire**  
**WD7 7GW**



Set in this award winning gated development in the centre of charming Radlett village, this 3/4 bedroom townhouse is in the perfect location for those using the Thameslink station, in easy reach to the M1 and M25. This modern town house comprises of a spacious entrance hall leading to a kitchen/breakfast room, dining room and downstairs cloakroom. The 1st floor has a lounge space or could alternatively be used as a 4th bedroom with a feature balcony. There are a further three bedrooms, ensuite to the master bedroom, family bathroom and an integral garage and private rear garden. Available with immediate effect on an unfurnished basis, an early viewings strongly recommended.

