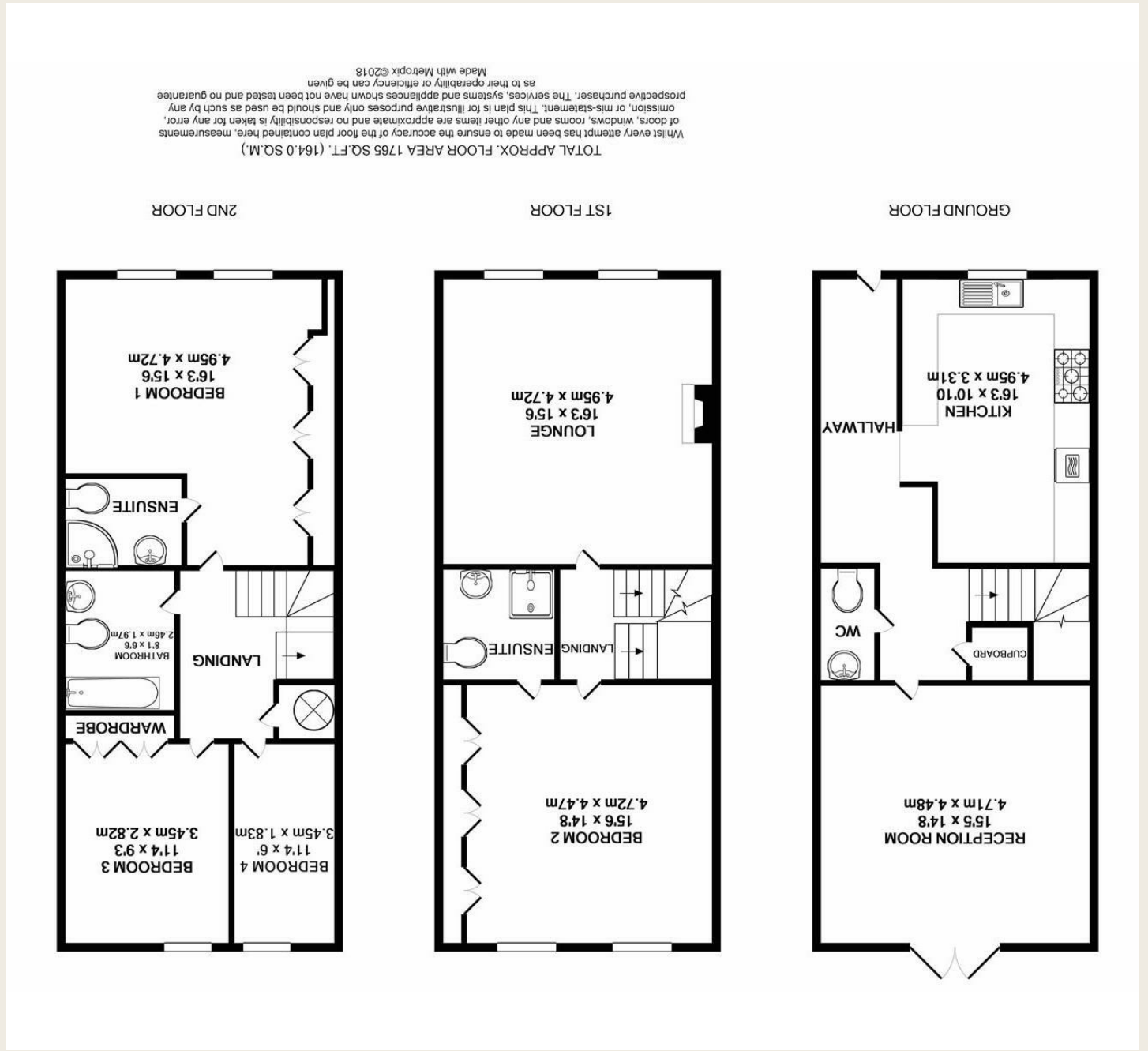
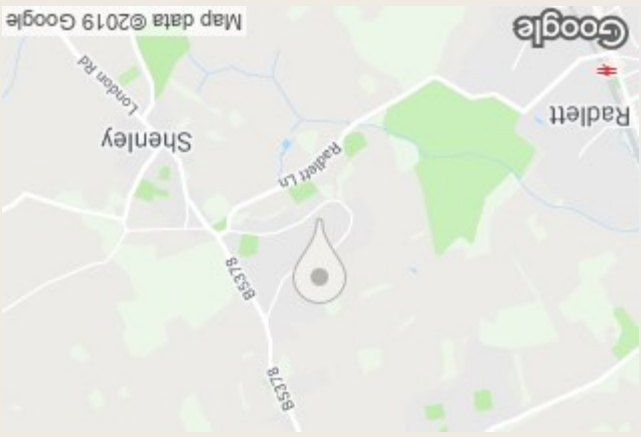


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
	(81-91) <b>B</b>
	(69-80) <b>C</b>
	(55-68) <b>D</b>
	(39-54) <b>E</b>
	(21-38) <b>F</b>
Not energy efficient - higher running costs	(1-20) <b>G</b>
Current	78
Potential	76



LUMLEY ESTATES



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**Grace Avenue**  
**Radlett**  
**Hertfordshire WD7 9DP**



This spacious four bedroom family home with accommodation measuring 1765 sq.ft spread over three floors, located within a quiet courtyard setting in the Porters Park area of Shenley. The ground floor comprises of entrance hall, spacious and bespoke fully fitted kitchen / breakfast room, dining room / reception room and guest cloakroom. To the first floor there is a large lounge and double bedroom with en-suite shower room and fitted wardrobes. To the second floor is the large master bedroom with fitted wardrobes and en-suite shower room, further double and single bedrooms plus a family bathroom. This property also benefits from ample loft storage, attractive countryside views and off street parking. Situated just a short distance from local shops, religious places of worship, Shenley Park and in close proximity to Clore Shalom and Shenley Primary School. Available on a part-furnished basis from 1st April '19, viewings come highly recommended. \*Tenant Admin Fees Apply \*

