

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	70
Potential	83



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.
 Made with Metropix ©2019

TOTAL APPROX. FLOOR AREA 1409 SQ.FT. (130.9 SQ.M.)

APPROX. FLOOR AREA 541 SQ.FT. (50.2 SQ.M.)

1ST FLOOR

APPROX. FLOOR AREA 868 SQ.FT. (80.7 SQ.M.)

GROUND FLOOR

1ST FLOOR ROOMS:
 BEDROOM 1111 x 810
 BEDROOM 362m x 2.68m
 BEDROOM 371m x 2.37m
 BEDROOM 129 x 121
 BEDROOM 3.89m x 3.69m
 BEDROOM 92 x 75
 BEDROOM 2.79m x 2.27m
 BATHROOM 2.25m x 1.81m
 LANDING
 WC

GROUND FLOOR ROOMS:
 KITCHEN/BREAKFAST ROOM 7.26m x 2.62m
 DINING ROOM 2.31 x 10.4
 RECEPTION/DINING ROOM 7.29m x 3.15m
 LOUNGE 12 x 11.4
 RECEPTION ROOM 17.3 x 8.1
 RECEPTION 5.26m x 2.46m
 HALL
 ENTRANCE
 BREAKFAST ROOM 2310 x 87
 RECEPTION 7.26m x 2.62m
 DINING ROOM 2.31 x 10.4
 RECEPTION/DINING ROOM 7.29m x 3.15m
 LOUNGE 12 x 11.4
 RECEPTION ROOM 17.3 x 8.1
 RECEPTION 5.26m x 2.46m

LUMLEY ESTATES



Woodfield Road, Radlett
 Freehold

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



Woodfield Road
Radlett
Hertfordshire WD7 8JD



A wonderful semi-detached family home set on a quiet road within easy walking distance to Radlett's High Street and Mainline Station.

The property provides over 1,400 Sq.Ft of spacious and extended accommodation and comprises; welcoming entrance hall, fully fitted kitchen / breakfast room, sitting room, dining room / living room with french doors opening onto the south facing garden. There is also a downstairs WC and converted garage which is ideal as another reception room / kids room. The property also benefits from wood floor throughout the lounge and dining room.

To the first floor are three double bedrooms and a fourth single bedroom/study complete with family bathroom.

Externally, the drive provides ample off street parking and there is a well maintained south facing garden to the rear with good size patio area.

