

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	69
Potential	72



**GROUND FLOOR**

HOUSE TOTAL APPROX. FLOOR AREA 1755 SQ.FT. (163.0 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**

GARAGE TOTAL APPROX. FLOOR AREA 312 SQ.FT. (28.9 SQ.M.)

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DOUBLE GARAGE  
17'9" x 17'6"  
5.42m x 5.34m

**FLOOR PLAN DETAILS:**

- GROUND FLOOR: LOUNGE (8.40m x 3.51m), KITCHEN/BREAKFAST ROOM (6.00m x 5.77m), STUDY (3.06m x 3.06m), UTILITY ROOM (4.74m x 2.05m), CUPBOARD, ENTRANCE HALL, PORCH.
- 1ST FLOOR: MASTER BEDROOM (4.80m x 3.51m), BEDROOM 2 (3.70m x 3.22m), BEDROOM 3 (4.22m x 4.02m), BEDROOM 4 (3.51m x 3.06m), BATHROOM, WARDROBE, ENSUITE, LANDING, A/C.

LUMLEY ESTATES



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Freehold

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**Cary Walk  
Radlett  
Hertfordshire WD7 8AP**



A wonderful detached four bedroom family home located on a highly desirable close, situated close to Radlett train station.

The home is offered in good decorative order throughout. The accommodation on the ground floor consists of a spacious hallway, 27' lounge, beautiful kitchen / breakfast room, study, cloakroom and utility room.

To the first floor is the master suite with en suite bathroom, three further bedrooms one with en-suite and a family bathroom.

Externally there is a well maintained rear garden. To the front is a driveway with parking for a few cars and an external double garage.

