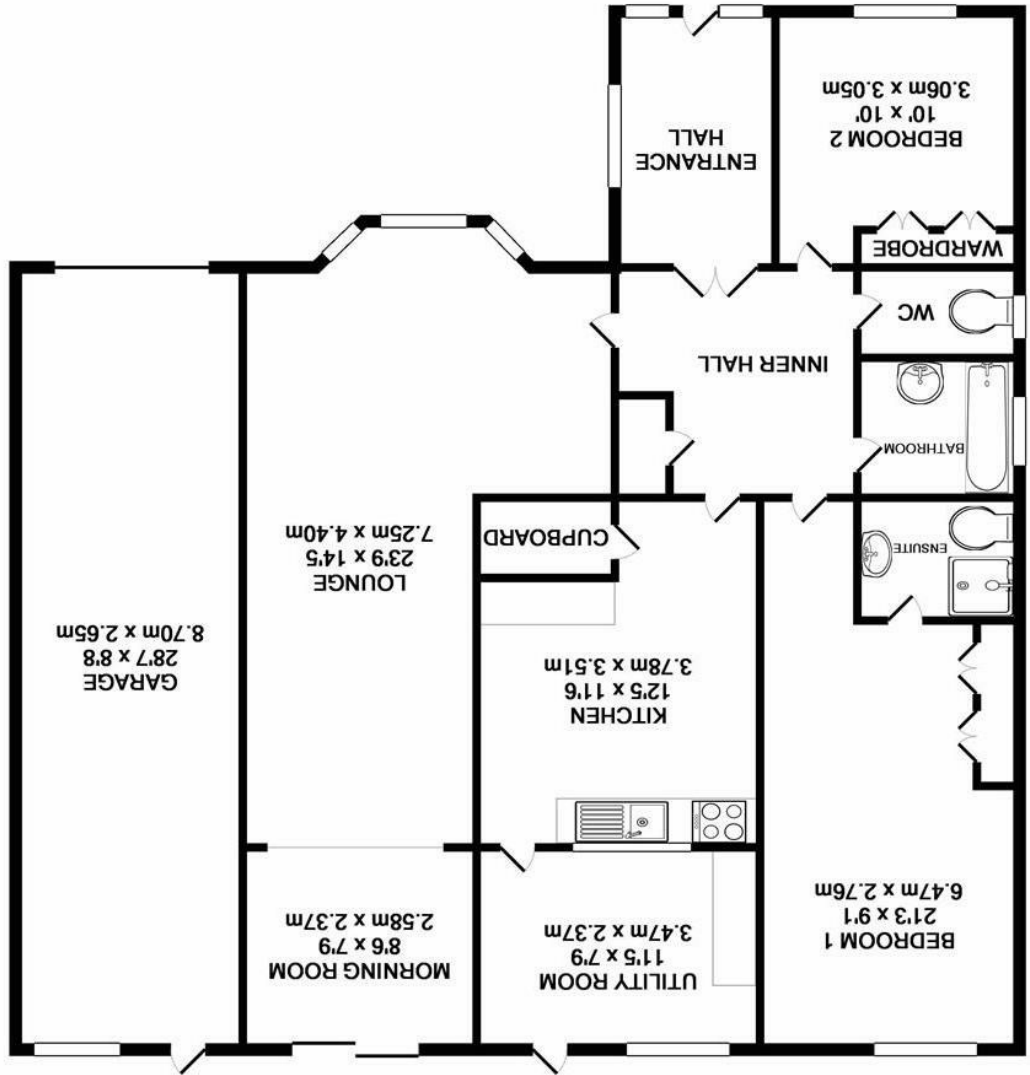


Energy Efficiency Rating	
Current	Potential
56	84

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



TOTAL APPROX. FLOOR AREA 1356 SQ.FT. (126.0 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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LUMLEY ESTATES



Newberries Avenue, Radlett
 Freehold

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Newberries Avenue
Radlett
Hertfordshire WD7 7EL



CHAIN FREE - A two double bedroom detached bungalow requiring modernisation, sitting on a plot measuring 0.24 of an acre. The property currently features over 1350 sq.ft of flexible living space, with further extending/garage conversion/loft conversion possible subject to planning permission.

As you enter, the large, bright entrance porch leads through double doors to the entrance hall, which grants access into the large formal reception room, the main bathroom with separate WC, and the kitchen. The two double bedrooms are also found off the hall, with the master benefiting from integrated wardrobe space in addition to its own en-suite shower room. To the rear of the house behind the Kitchen is a second reception room, well suited as a TV room / morning room. Externally, the property is set back from the road with lawn and flowers, resulting in ample driveway parking. A single garage allows sheltered parking or additional storage space depending on the purchasers needs. To the rear, the garden stretches back over 60 feet, is very secluded and features a patio area and lawn.

