



**WATLING STREET, RADLETT**  
**£3,250 PCM**





## WATLING STREET

### RADLETT, Hertfordshire WD7 7JH

This lovely 4 bedroom character property is situated in a fantastic location, at the end of Radlett's bustling high street just a stone's throw away from all of Radlett's local amenities, shops, and the mainline train station which provides excellent links to central London. It is also within the catchment area for a number of excellent local schools

The property is a desirable end of terrace house with high ceilings and large windows, is set over 3 floors and comprises of almost 1,500 Sq.ft of accommodation.

Upon entry via the hallway you access the large dual aspect reception room, W/C, and fully fitted kitchen which has a fitted breakfast bar and doors leading to the rear garden.

On the first floor the master bedroom contains built in storage and an en suite shower room, there are 2 further double bedrooms as well as the family bathroom.

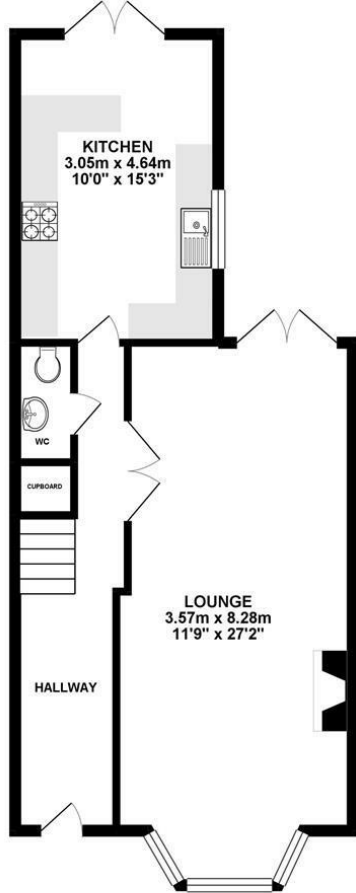
The large fourth double bedroom is found on the second floor, which also contains a large eaves storage area.

Externally there is a small front garden and to the rear, a well maintained 90ft south west facing garden, featuring a large wooden decked area, perfect for entertaining guests throughout the summer months and a large lawn. There is resident permit parking available in very close proximity to the property.

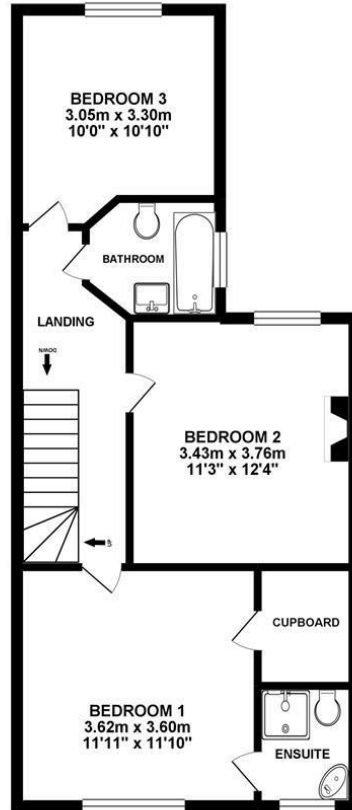
- Available Immediately
- 4 Bedrooms
- 2 Bathrooms
- Central Location
- 90 Ft Rear Garden
- 3 Floors



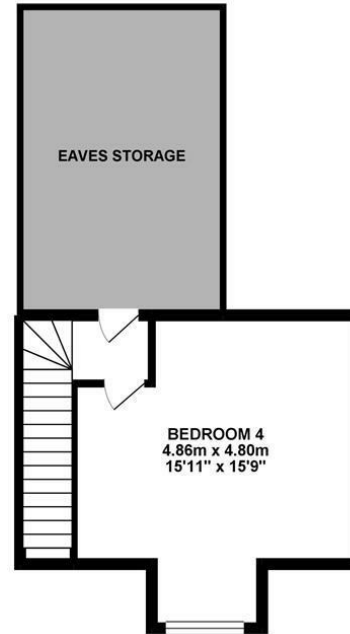
GROUND FLOOR 57 sq. m.  
( 613.54 sq. ft. )



1ST FLOOR 55 sq. m.  
( 592.02 sq. ft. )



2ND FLOOR 23 sq. m.  
( 247.57 sq. ft. )



TOTAL FLOOR AREA : 135.00 sq. m. ( 1453.13 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC

