

SUSMANS

ESTATES

Common Lane, Radlett, WD7 8PU

Asking Price £925,000 Freehold

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Situated in a private development opposite the rural village setting of Battlers Green Farm, this impressive, three double bedroom, end of terrace family home combines contemporary living with an exceptional specification.

The property benefits from an impressive array of smart home technology, including a Control4 home automation, Rako lighting control, automated blinds, wifi throughout and a multi room audio system into the garden. Additional features include a dedicated surround sound system, cctv and integrated security and smart heating controls.

Additional features include a pressurised hot-water system, a fully rewired electrical installation as part of the 2016 extension, together with additional ground-floor wall insulation. Bedroom three on the top floor is ideal with its bathroom or used as a den or additional TV room, whilst a utility room completes the internal space. The property also benefits from an EV charging point, and two dedicated parking spaces. One to the front and second under cover with additional storage, and direct gated access to the private walled garden.

Externally, the Mediterranean-style landscaped garden provides an attractive setting for outdoor entertaining, complemented by integrated audio and remote-controlled lighting.

Radlett village is less than a five-minute drive away, offering a range of shops, cafés, restaurants and local amenities, together with Radlett Thameslink station providing direct rail services into London in under 28 minutes. The area is also well placed for a selection of highly regarded local schools.

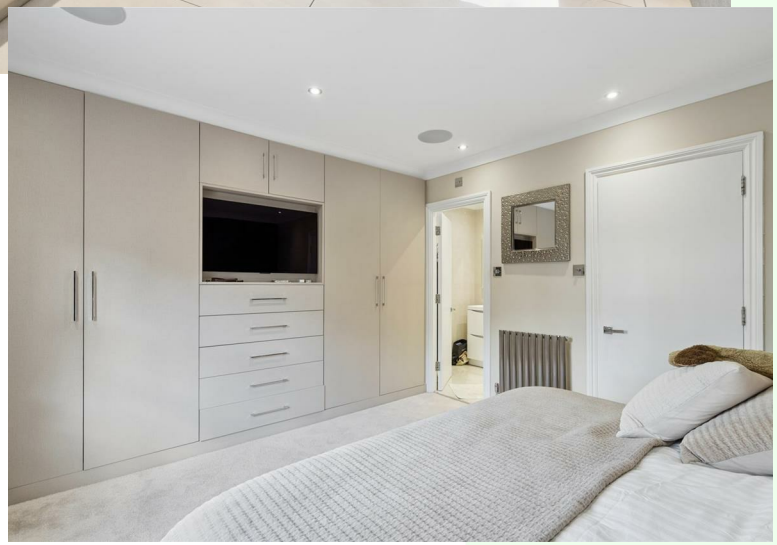
▪ Private development ▪ Two dedicated parking spaces, together with storage and EV point ▪ RAKO Lighting system / Hikvision CCTV / Automated blinds ▪ Control 4 home automation system ▪ Mediterranean-style landscaped garden ▪ Beautifully kept and maintained ▪ Bespoke cabinets and woodwork ▪ EPC C / Council tax band G / mains drainage, sewage and gas central heating













PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area
Ground Floor = 56.9 sq m / 612 sq ft
First Floor = 46.7 sq m / 503 sq ft
Second Floor = 36.9 sq m / 397 sq ft
Total = 140.5 sq m / 1,512 sq ft
(Excluding External Cupboard)



Illustration for identification purposes only, measurements are approximate, not to scale.

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VIEWING

Strictly by appointment with Susmans Estates

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EPC Rating C