



Heyford Road

Radlett, WD7 8PP

Guide Price £800,000

- 3 Bedrooms
- Modern Family Bathroom
- Living/Dining Room
- Fitted Kitchen
- Conservatory
- Home Office/Gym
- Garage
- Good Size Rear Garden



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Situated in a quiet, sought close at the top end of 'The Ridgeway', this three bedroom semi-detached family home has been well-maintained by the current owners and provides excellent potential to extend subject to the usual planning consents. The house has gas central heating as well as varnished wood doors throughout and there is parking for two cars in the driveway as well as unrestricted parking in the close. The property is located just a short walk from the popular Battlers Green Rural Shopping Village, surrounding countryside and within easy reach of Haberdashers Askes, Aldenham and Edge Grove schools as well as St. Johns Infants and Fair Field Primary schools. There is also easy vehicular access to the A41 & M25 Motorways which lie close by and Radlett Village Centre and the station with direct links to Central London are just a short drive away.

The ground floor accommodation comprises a hallway leading directly into a modern high gloss kitchen and a good-sized open plan living/dining room. To the rear there is an air-conditioned oval conservatory leading out to a generous, well-maintained rear garden. An enclosed and gated covered walkway separates the kitchen from the garage behind which there is a home office/gymnasium overlooking the garden. It is worth noting that all of this area as well as the loft provide excellent opportunity to extend right across S.T.P.P. with precedents having already been set further along the road. Upstairs are two double bedrooms and a single and a modern family bathroom with separate shower cubicle.

GROUND FLOOR

ENTRANCE HALL

UPVC front door with windows to either side, wooden flooring and space for coat hanging, access to kitchen and main reception, carpeted staircase to first floor.

LIVING/DINING ROOM

22' 3" x 11' 4" (6.78m x 3.45m) Double aspect room with living area, fully carpeted, coving, slate grate for open fire currently sealed with air vent, window to front aspect and open plan to a dining area with coving, fully carpeted, sliding doors to conservatory and rear aspect.

CONSERVATORY

15' 6" x 9' 8" (4.72m x 2.95m) Oval shaped, part bricked but mostly glazed, heating, wall-mounted air-conditioning unit, tiled flooring, sliding doors to the dining room and side door to garden.

KITCHEN

Comprehensive range of high gloss cream wall and base units with wood effect worksurfaces, 'Neff' 4-ring gas hob, with chrome chimney and extractor fan above, electric oven, integrated dishwasher, integrated 'Bosch' washing machine, space for fridge/freezer, tiled splashbacks and flooring, inset spotlights, large understairs storage cupboard, and window to conservatory, door to covered walkway leading to garage and home office/gym and the garden beyond.

GYM/HOME OFFICE

7' x 6' 5" (2.13m x 1.96m) Brick-built and located to the rear of the garage with electricity, UPVC glazed door, tiled flooring and window to rear aspect.

FIRST FLOOR

LANDING

Carpeted, airing cupboard, window to side aspect and access to part boarded and insulated loft with ladder.

BEDROOM ONE

11' 5" x 10' 9" (3.48m x 3.28m) Bright double bedroom, carpeted, built-in wardrobes and window to front aspect.

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m) Double bedroom, carpeted, coving, built-in up and over the bed wardrobes and storage, window to rear aspect.

BEDROOM THREE

12' 11" x 8' 11" (3.94m x 2.72m) Single bedroom with space for wardrobe and window to front aspect.

FAMILY BATHROOM

Modern bathroom with underfloor heating, low-flush WC, porcelain pedestal wash handbasin with chrome mixer tap and mirror-fronted medicine cabinet above, contemporary oval shaped bath with wall-mounted controls and taps, separate shower cubicle with rain head shower and wall-mounted chrome shower attachment, wall-mounted chrome heated towel rail, fully tiled walls and flooring, obscure glazed window to rear aspect.

EXTERIOR

FRONTAGE

Modern cobble-style paved driveway providing parking for two vehicles and leading to garage, area of lawn bordered by hedging and mature shrubs, unrestricted on-street parking.

DETACHED GARAGE

19' 2" x 8' 3" (5.84m x 2.51m) Up and over door, power and lighting and side access from covered gated walkway.

REAR

Beautifully maintained South-East facing garden with block-paved patio leading to extensive area of lawn bordered by attractive and well-stocked flower beds with a selection of seasonal plants, assorted shrubs and trees.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band E

TENURE

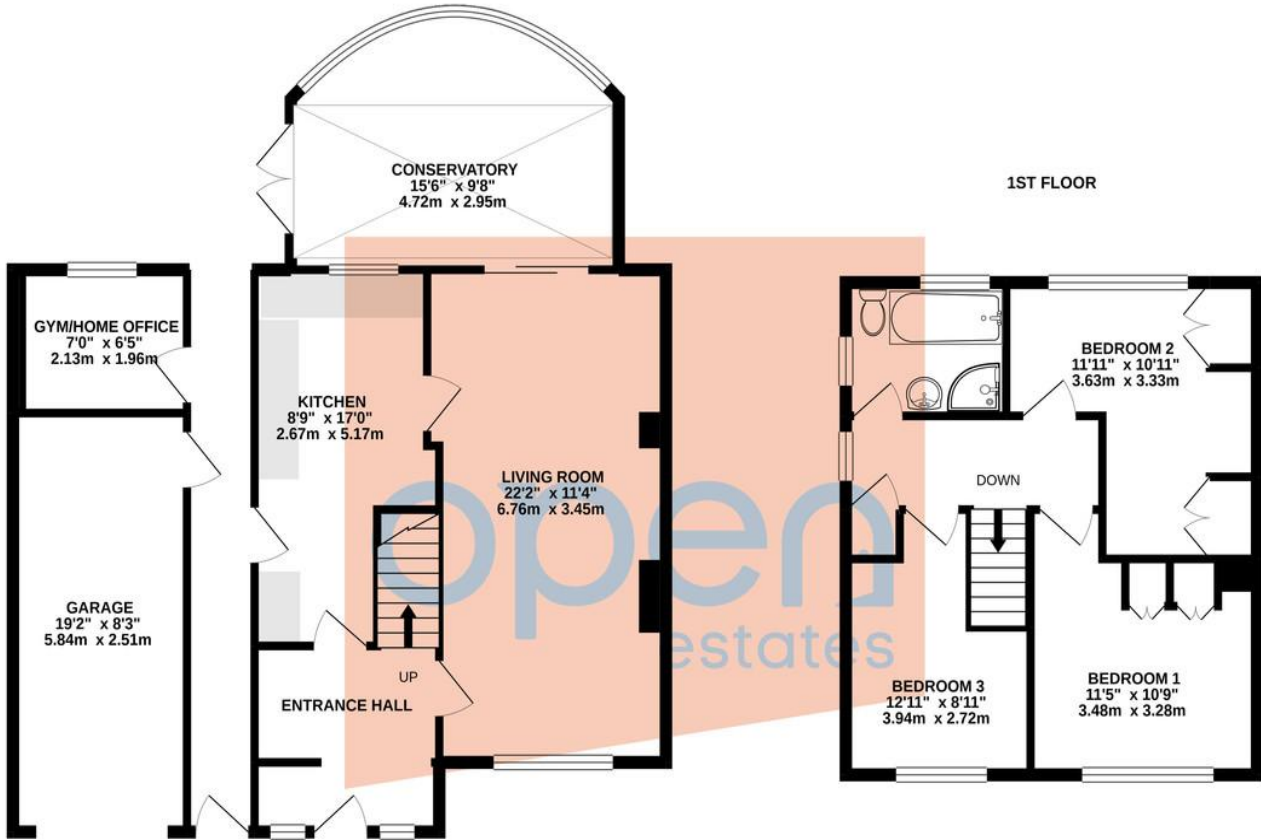
Freehold

LOCAL AUTHORITY

Hertsmere Borough Council



GROUND FLOOR



HEYFORD ROAD, RADLETT, WD7 8PP

TOTAL FLOOR AREA : 1313sq.ft. (122.0 sq.m.) 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements