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**BARKERS**  
ESTATE & LETTING AGENTS

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## Willow Way, Radlett



Barkers of Radlett are delighted to offer this four bedroom semi detached situated in Radlett. Close to local shops, schools and public transport facilities. The property benefits from double glazing, gas central heating, lounge, dining area, kitchen/diner plus utility room and a study. Further benefits include ground floor shower room, en suite to master bedroom, 150ft South facing garden and driveway to the front. Early viewing recommended.

- Four Bedrooms
- Semi detached
- Two receptions
- Study
- Kitchen/diner
- Driveway

**Freehold Guide Price £800,000**

**Accommodation comprises:****Entrance hallway: 15'2 x 5'7 (4.62m x 1.70m)**

Double glazed frosted window to front aspect, laminate flooring, doors to lounge, study, dining room, stairs to first floor.

**Lounge: 13'1 x 11'3 (3.99m x 3.43m)**

Double glazed window to front aspect, coving, radiator, TV point, laminate flooring.

**Study:**

Double glazed window to front aspect, radiator, laminate flooring, telephone point.

**Dining area: 12'6 x 10'5 (3.81m x 3.18m)**

Radiator, laminate flooring, opening to kitchen/diner.



**Kitchen/diner: 22'9 x 10'1 (6.93m x 3.07m)**

Double glazed window to rear aspect, range of refitted wall and base units incorporating roll top work surfaces, stainless steel single drainer sink unit, space and point for cooker, overhead stainless steel extractor hood, plumbing for dishwasher, partly tiled walls, ceiling spots, laminate flooring to dining area, door to utility room.

**Utility Room: 10'0 x 5'6 (3.05m x 1.68m)**

Plumbing for washing machine, space for dryer, boiler, partly tiled walls.

**Shower room/WC: 9'7 x 5'11 (2.92m x 1.80m)**

Three piece suite comprising of low flush WC, pedestal wash hand basin, enclosed shower cubicle.

**Landing: 14'3 x 7'7 (4.34m x 2.31m)**

Two double glazed windows, fitted carpet, stairs to second floor, doors to bedrooms, two, three, four and family bathroom.

**Bedroom 1: 13'4 x 11'4 (4.06m x 3.45m)**

Velux windows to front and rear aspects, wall light points, underfloor heating, door to wet room, eaves storage.

**En suite: 5'2 x 4'10 (1.57m x 1.47m)**

Velux window, pedestal wash basin, low flush, drain away floor, predominately tiled walls.





**Bedroom 2: 13'8 x 10'5 (4.17m x 3.18m)**

Double glazed window to rear aspect, fitted carpet, radiator.

**Bedroom 3: 12'8 x 10'4 (3.86m x 3.15m)**

Double glazed window to front aspect, fitted carpet, radiator.

**Bedroom 4: 13'2 x 5'3 (4.01m x 1.60m)**

Two double glazed windows to rear aspect, fitted carpet, radiator.

**Bathroom/WC: 8'6 x 7'5 (2.59m x 2.26m)**

Double glazed frosted window to rear aspect, three piece suite comprising of corner Jacuzzi bath, wash hand basin, low flush WC, partly tiled walls, tiling to floor, storage cupboard.

**Rear Garden:**

APPROX. 150FT South facing rear garden, patio area, steps upto remainder being laid to lawn, various shrubs and trees, outside tap, shed to rear.

**Front Garden:**

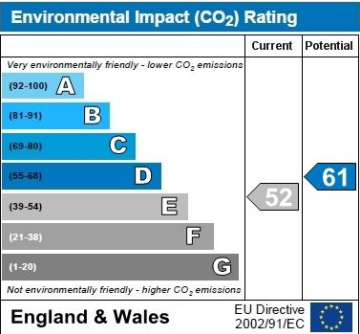
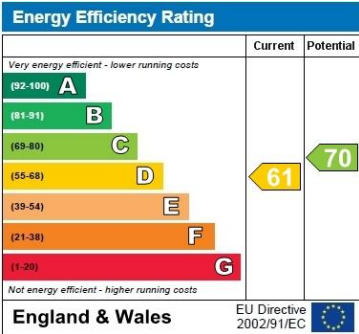
Hardstanding to front affording off street parking, shrubs, tree.

**Services:**

It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



Barkers have prepared these property sale particulars as accurately and reliably as possible. However, we are human and occasionally errors occur! Whilst we believe them to be correct they are offered only as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. Any points of concern arising from them should be clarified with this office before travelling any distance to view the property. All measurements and descriptions are approximate and must not be relied upon for the purpose of ordering carpets, furnishings, fittings, appliances or services. No person employed by Barkers has authority to make or give any representation or warranty whatsoever in respect of this property. Floorplans are NOT TO SCALE. Floorplans are included as a service to applicants to give only a visual impression of the accommodation. It is intended only as a GUIDE TO THE LAYOUT. Dimensions and positions of walls, doors, windows, stairs etc., are approximate.



CALL BARKERS TO ARRANGE  
A VIEWING  
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