



**FOLLY CLOSE, RADLETT  
OFFERS IN EXCESS OF £950,000 FREEHOLD**

# FOLLY CLOSE

Radlett, Hertfordshire WD7 8DR

A large four bedroom detached family home benefitting from over 1,700 Sq.Ft. Located in a quiet cul-de-sac within easy reach of Radlett's high street, mainline station and places of worship.

The accommodation comprises; good sized living room flowing onto the dining room with French doors opening onto the rear garden, modern kitchen / breakfast room, further reception room / study and a downstairs WC.

To the first floor there are four double bedrooms and family bathroom, with the master bedroom benefitting from fitted wardrobes and a balcony and bedroom two benefitting from free standing wardrobes.

To the rear there is a south facing garden with patio, perfect for summer entertaining. There is also a large driveway offering ample off street parking.

Located just a short stroll from Radlett High Street, Mainline Train Station and a great amount of local schools.



11 Folly Close, Radlett, WD7 8DR 

Approximate Gross Internal Area = 161.7 sq m / 1741 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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



