



**RADLETT ROAD, ST. ALBANS**  
**OFFERS IN EXCESS OF £1,000,000**



# RADLETT ROAD

St. Albans, Hertfordshire AL2 2EN

An excellently presented 2 bedroom gated property, located just a short drive away from shops and restaurants on Radlett high street. Situated on the outskirts of Radlett, this unique property benefits from the beautiful Hertfordshire countryside and is located in approximately 4 acres of additional land.

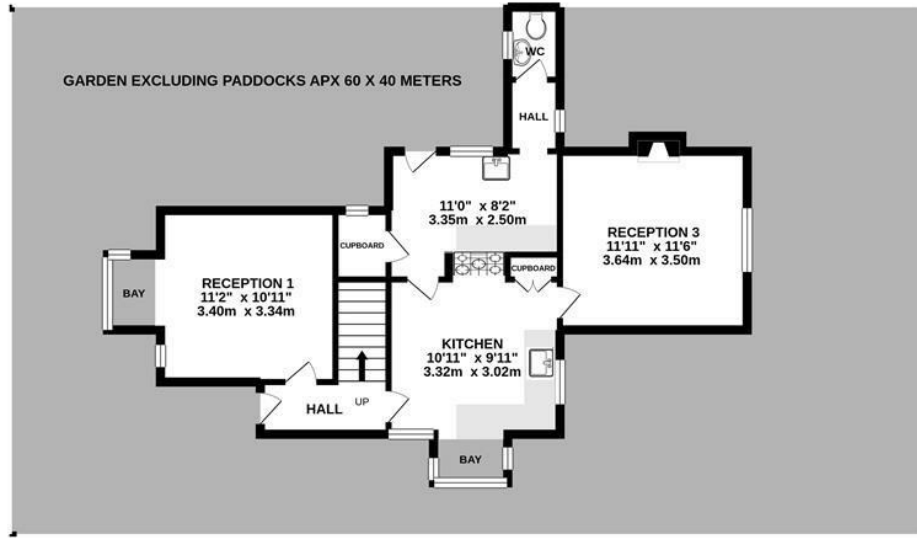
This property is presented in good condition throughout and benefits from a welcoming entrance hall, two large reception rooms, a good size kitchen as well as a utility room and additional sink. Also benefitting from great storage space and a downstairs w/c.

To the first floor there is 2 large double bedrooms one with large cupboards and a modern family bathroom.

This property also boasts off street parking for numerous cars and a large, well maintained rear garden that is well secluded. The pasture and grassland that comes with this property is one of its real selling points, making the ideal area for horses with the stables included as part of this spacious plot.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 883sq.ft. (82.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		100	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	51		(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





