









A SPACIOUS and well-presented THREE-BEDROOM family home situated within the popular Hamlet of FROGMORE. The property is close to Radlett Village and Park Street providing EXCELLENT AMENITIES as well as a station connecting Radlett to London St Pancras International and within close proximity to EXCELLENT LOCAL SCHOOLING.

**Guide Price: £475,000**

The accommodation is arranged over three levels and comprises an entrance hall, guest cloakroom, modern kitchen, and a spacious living/dining room. On the first floor, there are three bedrooms and a four piece bathroom suite. The loft has been partially converted to provide additional space, and is currently used as a bedroom, (however there are no building regs to be used as a fourth room). Externally, there is an extensive rear garden.

EPC Rating: D 58  
Council Tax Band: C









Entrance Hall

Cloakroom

Living/Dining Room 5.83m x 5.09m (19'2" x 16'8").

Kitchen 4.24m x 2.75m (13'11" x 9').

Bedroom 1 3.24m x 3.20m (10'8" x 10'6").

Bedroom 2 3.69m x 2.56m (12'1" x 8'5").

Bathroom

Bedroom 3 1.76m x 1.50m (5'9" x 4'11").

Loft Room 4.73m x 3.42m (15'6" x 11'3").

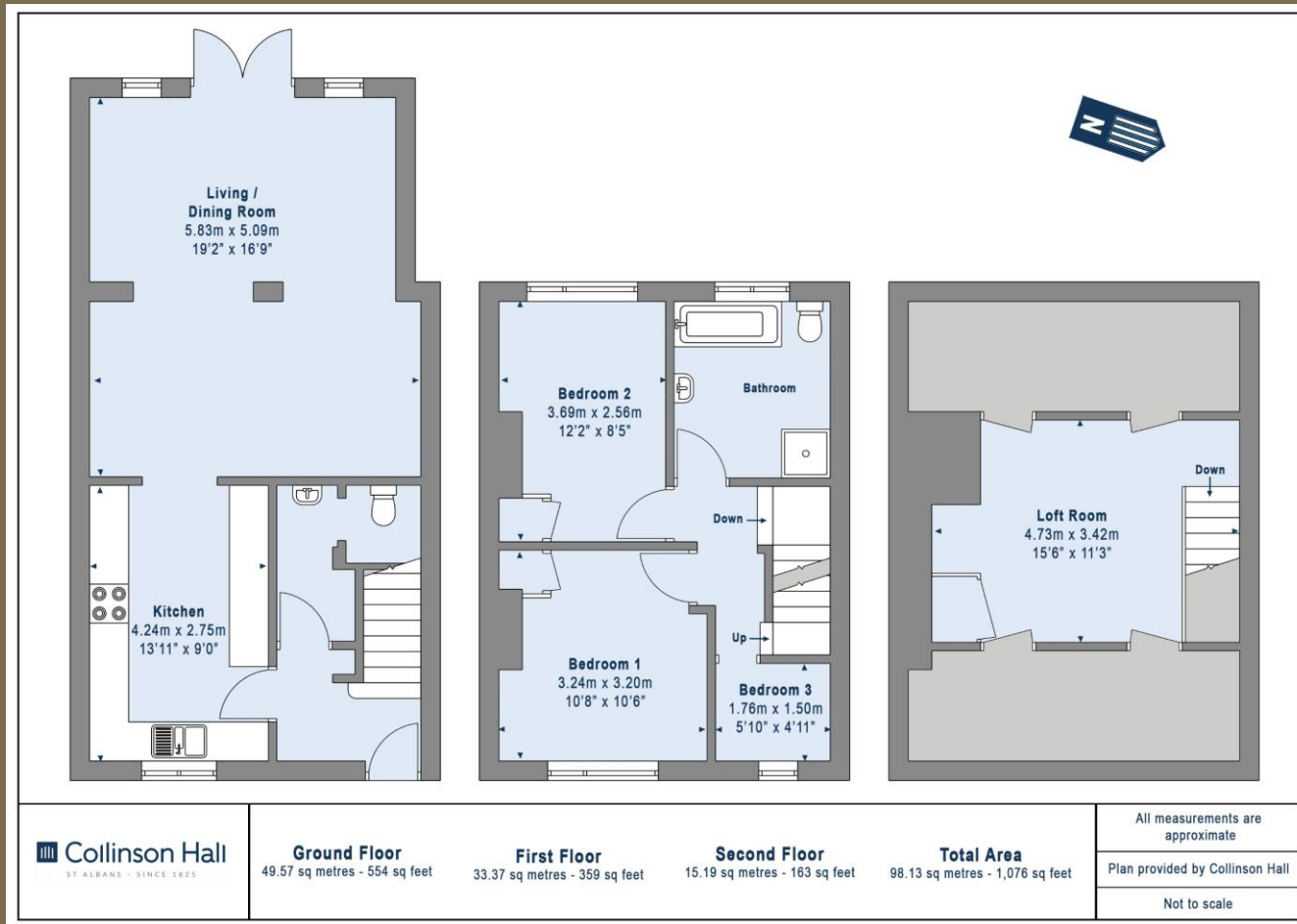
Garden











**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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