

The Crosspath  
Radlett, Hertfordshire, WD7 8HR  
Price £995,000 Freehold

**STATONS**

Tel: 01923 604321  
Email: [radlett@statons.com](mailto:radlett@statons.com)  
Bedrooms 5 | Bathrooms 2 | Receptions 3







11 The Crosspath  
Radlett, Hertfordshire  
WD7 8HR



**\*\*SOLE AGENTS\*\*** A rarely available 5 bedroom semi detached period family home offering an abundance of character and charm and situated within close walking distance of Radlett Village and mainline rail station with its fast train access into London St. Pancras. The accommodation benefits from a delightful eat-in kitchen/ breakfast room, reception room leading onto the garden, second reception room, guest cloakroom, study and utility area and on the first floor are 5 bedrooms and 2 bath/shower rooms. To the rear of the property south west facing garden which is approx 120' in length with a garage..

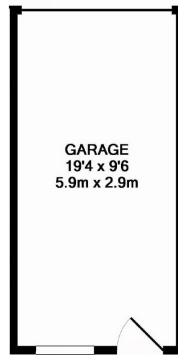
Surrounded by beautiful fields and countryside yet within easy access into Central London, Radlett benefits from a mainline Thameslink rail station with fast service into London St Pancras. The M1, M25 and A1(M) are also a short drive away. Radlett high street boasts a selection of shops and fine restaurants, places of worship and is a short distance away from Intu Watford, Colney Fields and Brent Cross shopping centres. Radlett further benefits from excellent schools including Edge Grove, Radlett PreAn excellent selection of schooling is available nearby, both in the private and state sector, including Radlett Preparatory, Aldenham, Edge Grove and Haberdasher's Aske's.

For more properties for sale in Radlett please call our [Radlett Estate Agents](#) on 01923 604321

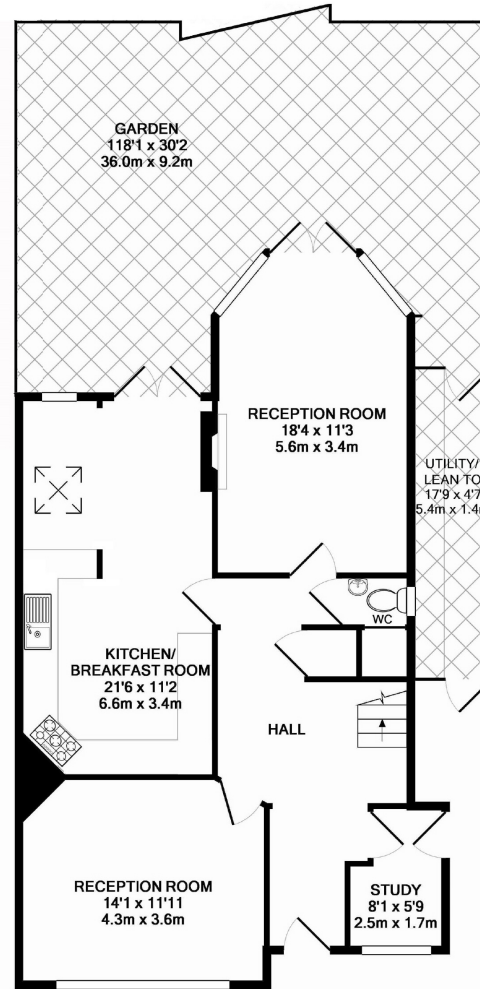








Garage accessed via service road at rear of property, with door providing pedestrian access to garden.

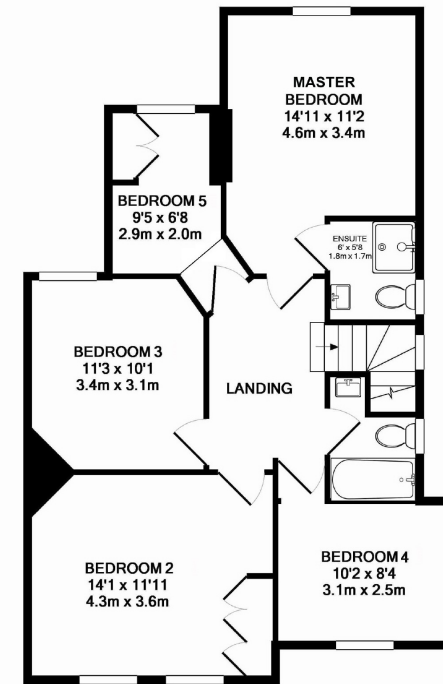


GROUND FLOOR  
APPROX. FLOOR  
AREA 1004 SQ.FT.  
(93.3 SQ.M.)

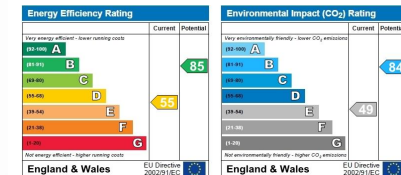


TOTAL APPROX. FLOOR AREA 1735 SQ.FT. (161.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 731 SQ.FT.  
(67.9 SQ.M.)



#### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

#### BARNET

1-2 Hadley Parade  
High Street  
Barnet, Herts  
EN5 5SX  
Tel: 020 8449 3383  
Fax: 020 8441 7676  
barnet@statons.com

#### RADLETT

50 Watling Street  
Radlett  
Herts  
WD7 7NN  
Tel: 01923 604 321  
Fax: 01923 889 182  
radlett@statons.com

#### NEW HOMES SHOWCASE

204 High Street  
Hadley Green  
Barnet, Herts  
EN5 5SX  
Tel: 020 8441 9555  
Fax: 020 8441 7976  
newhomes@statons.com

#### HADLEY WOOD

10 Crescent West  
Hadley Wood  
Herts  
EN4 0EJ  
Tel: 020 8440 9797  
Fax: 020 8440 8282  
hadley@statons.com

#### TOTTERIDGE

28 - 30 Totteridge Lane  
Totteridge  
London  
N20 9QJ  
Tel: 020 8445 3694  
Fax: 020 8445 3217  
totteridge@statons.com

#### BROOKMANS PARK

53 Bradmore Green  
Brookmans Park  
Herts  
AL9 7QS  
Tel: 01707 661144  
Fax: 01707 644111  
brookmans@statons.com