

Homefield Road  
Radlett, Hertfordshire, WD7 8PX  
Asking price £1,100,000

**STATONS**

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Bedrooms 4 | Bathrooms 1 | Receptions 2





11 Homefield Road  
Radlett, Hertfordshire  
WD7 8PX



Statons are pleased to offer for sale this rarely available four-bedroom detached home, located in Homefield Road, Radlett. This family home has many endearing original features such as large bright spacious rooms, high ceilings and features a beautifully maintained rear garden. The property also benefits from potential to extend subject to the usual planning consents.

The property comprises, a welcoming entrance hallway leading to a large sitting room/dining room with french doors opening to the rear garden. The kitchen is fully fitted and also has doors leading to the garden. On the first floor there are four bedrooms and a family bathroom, plus access to the large boarded loft from the first floor landing.

The front of the house has an attractive front garden, driveway providing parking for multiple cars a garage and a carport. To the rear of the property is the beautiful garden, surrounded by mature trees giving it the feeling of privacy and patio area great for entertaining.

Location: Radlett is a very popular village offering the highly desirable combination of village-like atmosphere with sophistication of city life and is surrounded by attractive Hertfordshire countryside. Its proximity to London and the excellent motorway and rail network makes it an ideal location for the busy commuter (King's Cross St Pancras is less than 30 mins away via the Thameslink Rail service). Radlett high street has a great selection of shops, restaurants and places of worship. The area is surrounded by beautiful greenbelt countryside and offers a large choice of leisure activities. An excellent choice of local schooling is available including Haberdasher's Aske's, Aldenham, Edge Grove and Radlett Prep.



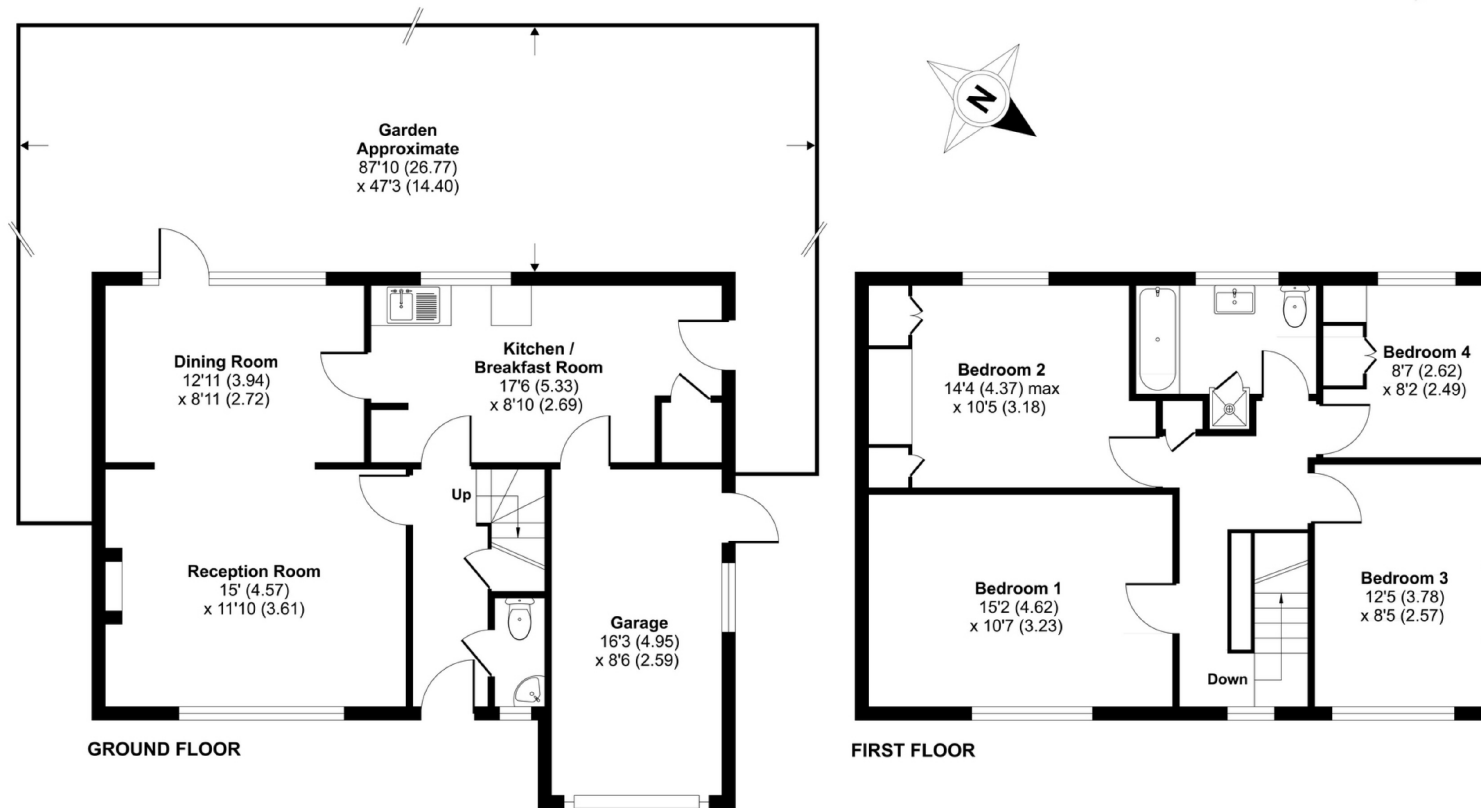
## Homefield Road, Radlett, WD7

Approximate Area = 1184 sq ft / 110 sq m

Garage = 138 sq ft / 13 sq m

Total = 1322 sq ft / 123 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2020. Produced for Statons. REF: 671959



### 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.

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### NEW HOMES SHOWCASE

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