



**Phillimore Place**  
Radlett, Hertfordshire WD7

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# 13 Phillimore Place

# Radlett, Hertfordshire WD7 8NH

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We are delighted to offer for sale this rarely available three-bedroom semi-detached family home, ideally positioned within a quiet close in the sought-after village of Radlett. Set back from the road, the property offers a wealth of character and charm, making it an ideal home for families and commuters alike.

Arranged over two floors, the accommodation comprises a welcoming entrance hallway with storage, a spacious living room featuring a cast iron fireplace, and a generous kitchen/dining area. Further benefits include a purpose-built conservatory, utility room, study with French doors opening onto the rear garden, and a guest WC.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a large north-facing rear garden extending to approximately 100ft, with mature shrub borders, a new summer house and an outside tap. On-street parking is available for a number of vehicles adjacent to the property.

A major selling point is the previously approved planning permission for a full ground floor rear extension and a loft conversion.

Phillimore Place is ideally located within close distance to Radlett village, Thameslink station (approx. 27 minutes to London St Pancras), excellent local amenities, highly regarded schools, and superb transport links including the M25, M1 and A1(M).

















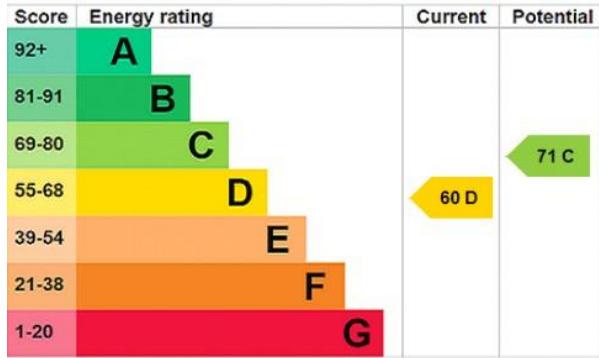












Approximate Gross Internal Area 1139 sq ft - 105 sq m

(Excluding Outbuilding)

Ground Floor Area 703 sq ft - 65 sq m

First Floor Area 436 sq ft - 40 sq m

Outbuilding Area 113 sq ft - 11 sq m



**Local Authority:**

Hertsmere Borough Council

**Council Tax Band: D**

**FREEHOLD**



**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.

