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Well End  
Road,  
Well End

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01923  
604 321





# Well End Road, Well End WD6 5NZ

Located in the semi-rural Hamlet of Well End, is this beautiful and well-presented 4 double bedroom, 2 bathroom (ensuites) detached family home that has been finished to the highest of standards.

The accommodation comprises of a 27 ft kitchen/dining area/family room, formal lounge leading to a landscaped rear garden of approximately 127 ft.

The garage is currently being used as work premises but retains the door and can easily be re-converted if required. The front garden is also landscaped and has off street parking for a number of cars with the addition of an electric car charging port.

Internal viewing is highly recommended to appreciate this property's many fine features including a water irrigation system in the lawn and CCTV surrounding the entire property.

Location:- Well End is a small hamlet on the outskirts of Shenley & Borehamwood, close to greenbelt countryside. Within a short drive are local shops, schools and sports facilities and there is easy access to the A1(M) & M25.













































| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

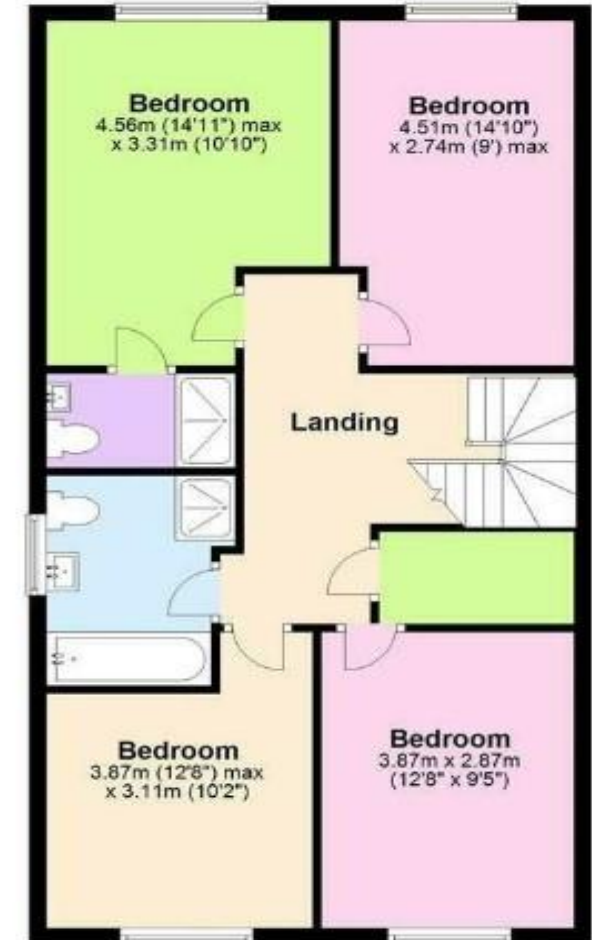
Local Authority:  
Hertsmere Borough Council  
Council Tax Band: G  
FREEHOLD

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.

## Ground Floor



## First Floor



Total area: approx. 168.8 sq. metres (1817.3 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.  
Plan produced using PlanUp.





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