

Jamie Dean & Co

Estate Agents and Valuers

ALDENHAM ROAD, **RADLETT, HERTFORDSHIRE**



PRICE £609,950 FREEHOLD

- * THREE BEDROOM SEMI-DETACHED HOUSE ***
- * THROUGH LOUNGE * KITCHEN/BREAKFAST ROOM ***
- * FAMILY BATHROOM * DETACHED GARAGE ***
- * IN NEED OF REFURBISHMENT * EXCELLENT POTENTIAL ***
- * NO UPPER CHAIN ***

Jamie Dean & Co, as sole agents, are delighted to be able to offer for sale this three-bedroom semi-detached house nestled on the sought-after Aldenham Road, just off the high street, in the heart of Radlett. The property presents an exciting opportunity for those seeking a property with fantastic potential. Boasting a generous 709 sq.ft. of living space, the accommodation features three bedrooms, a family bathroom and to the rear, a spacious garden. Radlett is renowned for its vibrant high street, excellent local amenities, and outstanding schools, making it a popular choice for families and professionals alike. With its prime setting and scope for refurbishment and extension (STPP), early viewing is highly recommended.

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Reception

Hallway: Return staircase to first floor with feature leaded lights and stain glass windows over, under-stairs coats/storage cupboard.

Reception: **11'11 x 21'4 (3.28m x 6.50m) Max.** Glazed windows to front, door to hallway, serving hatch to kitchen, glazed windows and double door to garden, two central heating radiators.

Kitchen: **10'4 x 10' (3.26m x 3.07m).** Glazed window to rear, part glazed door to rear garden, wall mounted 'Potterton' gas central heating boiler, gas hob, electric oven.

First floor: Access to loft space.

Bedroom 1: **11'11 x 10'1 (3.64m x 3.12m).** Glazed windows to front, fitted wardrobes with double doors and cupboard over.

Bedroom 2: **7'5 x 10' (2.25m x 3.05m).** Glazed windows to side, central heating radiator, built-in wardrobes with double doors, built in single cupboard.

Bedroom 3: **7'6 x 8'9 (2.29m x 2.61m).** Glazed windows to rear.

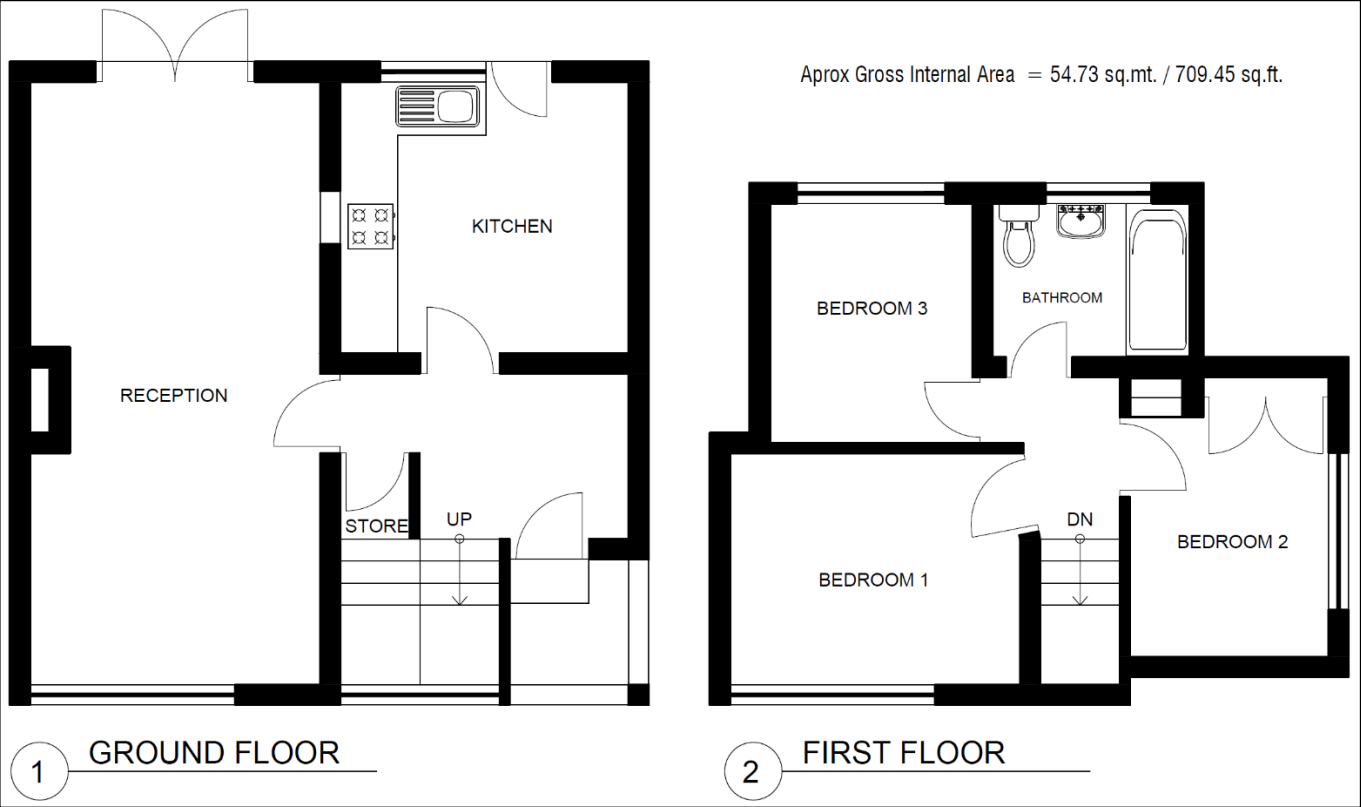
Bathroom: **7'4 x 5'9 (2.23m x 1.74m).** Part tiled, low level flush WC, pedestal wash hand basin, panel bath, glazed window, central heating radiator.

Rear Garden: **37' x 30' (11.28m x 9.14m) Approx.**

Garage: **17' x 10'8 (5.18m x 3.25m) Approx. external measurements.** Detached garage, accessed via service road to the rear.

Council tax: **Band E - Hertsmere**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.