

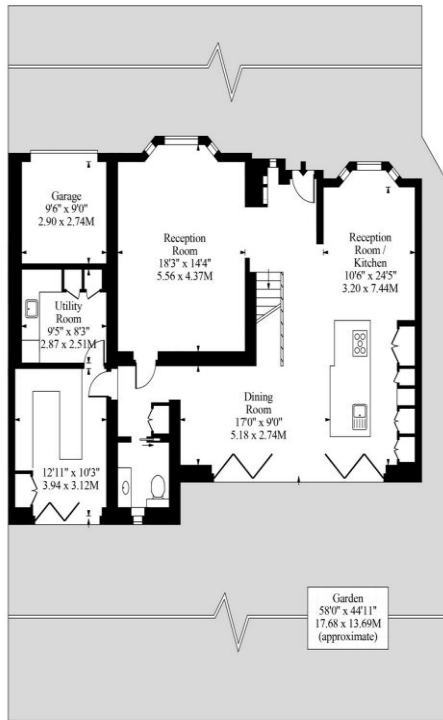


4 Bedroom House
Ribston Close
London WD7

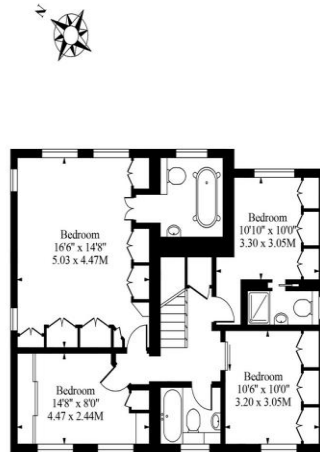
- Detached Family Home
- Open Plan Living
- Two receptions
- Three Bathrooms (2 Ensuite)

Must be seen £1,100,000
Freehold

Ribston Close, Shenley, WD7



Ground Floor



First Floor

Approx Gross Internal Area 2093 Sq Ft - 194.45 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We are delighted to offer this fabulous detached FOUR BEDROOM, THREE BATHROOM, TWO RECEPTION family home uniquely positioned with views over the countryside to its side. Open Plan kitchen Diner with Bi-Fold doors opening to the South facing garden is perfect for enjoying the views and entertaining. The integration of modern conveniences like the fitted wall and base units, Integrated oven, hob, microwave, plus the Quooker mixer hot water tap adds a great touch, the property also benefits a separate lounge, study, utility & guest cloakroom. Upstairs leads to four bedrooms, two with ensuite facilities and a family bathroom and ample storage in all rooms. This property would suit a young family with room for a family to grow and make their own. The property also has parking for several cars. Close to Clore Shalom School and Shenley Primary. Easy access to Shenley Park and cycle trail to Radlett. Accessible to M25, M1 & A1(M) motorway routes and Radlett mainline station. The owners have loved waking up and seeing the countryside from their bedroom window, the neighbours are really friendly and the open space next to the house has been wonderful for walking their dogs, Once you see this property, you'll understand why they have loved it so much! Call today to book a viewing

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.