



Theobald Street, Hertfordshire, WD7

OIEO £650,000 *Freehold*



A Rarely Available Chain Free Three Bedroom Victorian Cottage Surrounded by Greenbelt

KEY FEATURES

- Three Bedrooms
- Two Receptions
- Chain Free
- 745 Square Feet
- South Westerly Rear Garden
- Conservatory



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020 8953 8899 | borehamwood@winkworth.co.uk



Constructed circa 1895, in the late Victorian period, on the outskirts of Radlett, originally to house railway workers and their families, is this chain free three bedroom character cottage.

Having been in the same family occupation for the last sixty years the property would benefit from a degree of updating however in recent years has been subject to a number of improvements including a renewed roof in 2016, new central heating system and boiler in 2022 and a conservatory constructed in 2021

The large South Westerly facing rear and side garden measures approx. 175 feet, providing considerable scope to extend, subject to the usual planning consents, to create a substantial, bespoke character home.





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MATERIAL INFO

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D
EPC rating: D

Approximate Gross Internal Area = 69.2 sq m / 745 sq ft
(Excluding Front Garden, Garden Extends to 175')

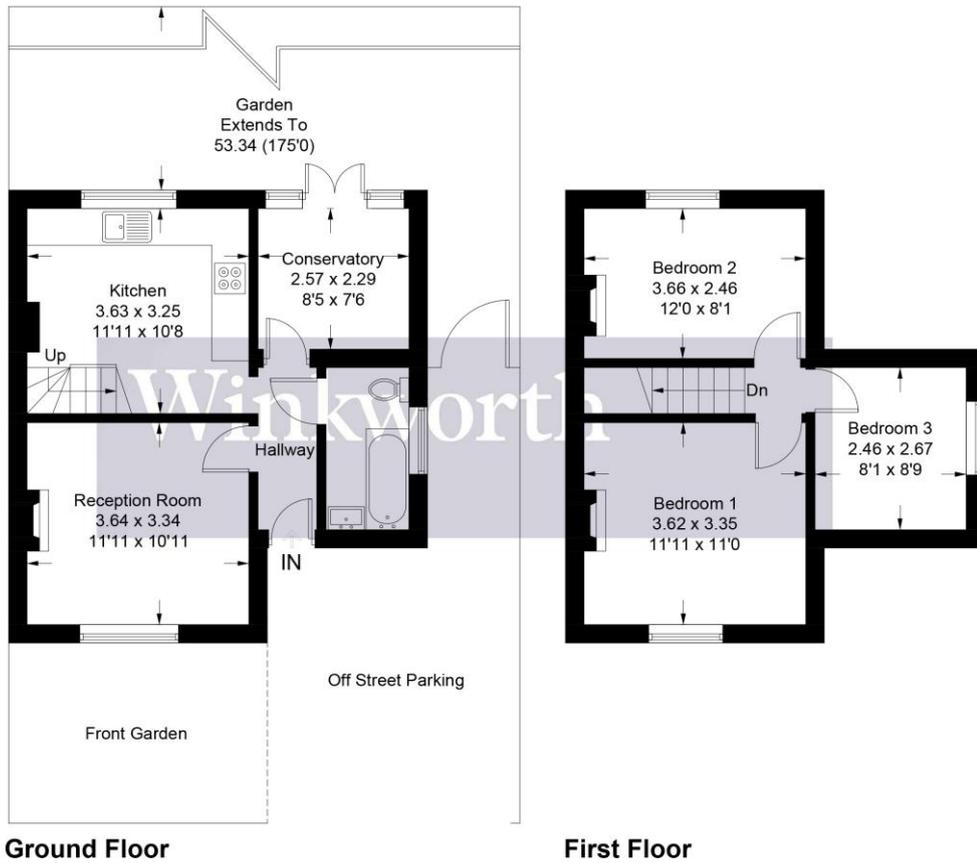


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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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