



**PRIMROSE LANE, ALDENHAM
OFFERS IN THE REGION OF £800,000 FREEHOLD**

PRIMROSE LANE

Aldenham, Hertfordshire WD25 8NH

Detached, grade II listed cottage in the conservation area of Roundbush with views over countryside towards Letchmore Heath. Last sold nearly half a century ago, this pretty home has oodles of charm and character, as well as offering the possibility of extending at the side, to provide a kitchen, cloakroom and bedroom above, subject to planning permission.

The property originally dates back to the 16th century and was added to in the 18th and, for a while, was two separate cottages with their own staircases and these have been retained. The accommodation now comprises two reception rooms, a kitchen and on the first floor, there are three bedrooms the main having an en-suite shower cubicle with basin and a further family bathroom.

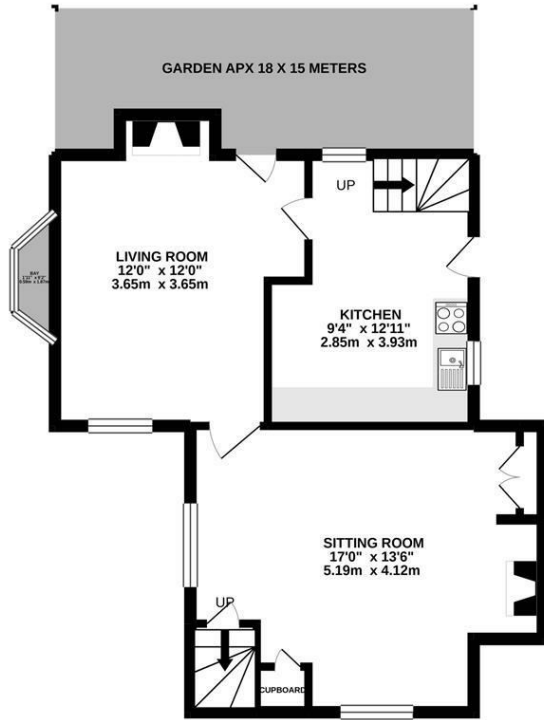
Outside, there's a pretty cottage garden that wraps round the house and has its own well (no longer functional) and shed enclosing the oil central heating boiler fed by a double-skinned 1000 litre tank further down the garden. A shingle driveway leads out to Primrose Lane and additional parking is usually available in The Spinney down one side of the property.

Corner Cottage is the oldest property in Roundbush which has its own pub just round the corner and a short walk across the fields opposite takes you to Battlers Green Farm, described as a "rural shopping centre". It also benefits from its close proximity to the M1, Radlett with its main line service to London and the many schools nearby.

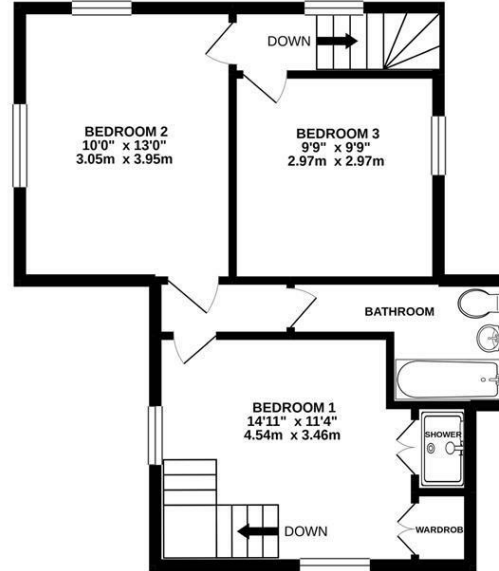
- Grade II listed cottage
- No upper chain
- 2 Reception rooms
- 3 Bedrooms
- 1 Bathroom
- Village Location



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current		Potential	
	Current	Potential		Potential	
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales					
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC

