



CAMDEN CHASE



## Middle Down, Aldenham, WD25 8BW

Offers Over £1,250,000

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Kept in pristine condition throughout, this 2,326sqft linked semi detached home has four double bedrooms, three bathrooms, a kitchen breakfast room and an integral garage. Located in the exclusive award-winning development of Wall Hall, Aldenham, residents are surrounded by 55 acres of glorious countryside and further benefit from private access to a gymnasium, tennis court, children's play area, football pitch and Italian walled garden. Wall Hall truly provides a unique lifestyle of its own.

At ground floor level you have the eat in kitchen and separate utility room. The Kitchen has granite worktops and Miele integrated appliances. To the rear you have a full width double reception space which provides access to the garden. There is a guest cloakroom (WC) on this level and you access the integral garage from the entrance hall.

The first floor accommodation is four double bedrooms and three bathrooms (two ensembles). The primary bedroom has a dressing area and the four piece ensuite bathroom has a jacuzzi bath. Two of the other three bedrooms have fitted wardrobes. All bathrooms specifications include granite stone, Hansgrohe fittings and Duravit sanitaryware.

The private, low maintenance garden has irrigation and the back gate opens directly into the communal gardens. You are short walk from the Italian walled garden, children's playground, tennis court and gym.

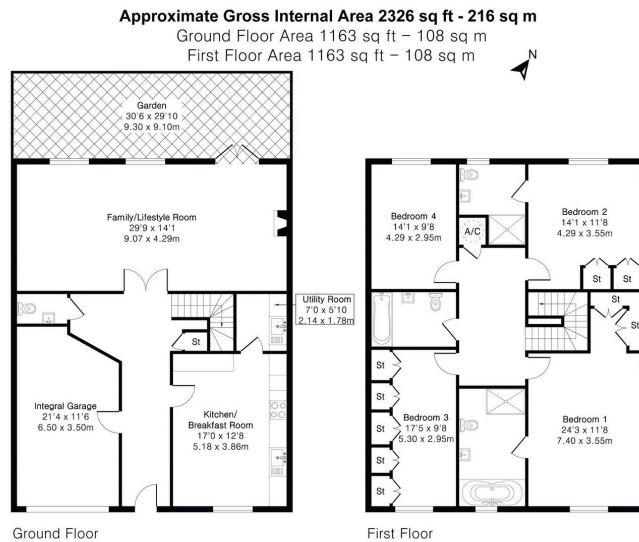
Beyond the garage there is an allocated parking space and additional visitors parking less than a minutes walk from the property.

There is zonal underfloor heating throughout the home and all windows are fitted with plantation shutters. Number plate recognition and CCTV surveillance on entry and exit secures the development.

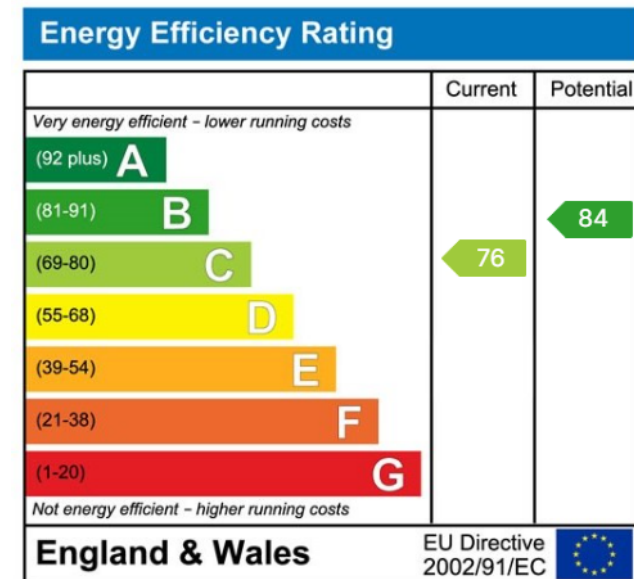
Council Tax Band: G







- 4 Double bedrooms
- 3 Bathrooms
- Garage and allocated parking
- Aldenham Golf & Country Club
- Glorious countryside walks on your doorstep
- Secure barrier entry with automatic number plate recognition
- Award winning Octagon development
- Approx. £1,800 per annum estate charge
- Level access, wide hallway and landing, suitable for wheelchair users
- Private residents tennis court, gym, football pitch, Italian walled garden, child's play area and function hall



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