



CAMDEN CHASE

Holbrook Gardens, Aldenham, WD25

£1,440,000

3 2 2



Set within the prestigious award-winning Wall Hall development in Aldenham, built by renowned luxury home builder Octagon, this beautifully crafted three bedroom, two bathroom home offers 2,803 sq ft of living space, designed with both comfort and elegance in mind. Residents in this sought-after community are surrounded by 55 acres of glorious countryside and further benefit from private access to gymnasium, tennis court, children's play area, football pitch and the Italian walled garden.

The home's generous dimensions are immediately evident, with an expansive entrance hall that leads you through double doors into the open plan air-conditioned kitchen/diner. There is a separate utility room off the kitchen. Also, on the ground floor you have a television room, a guest cloakroom and there is an integral garage. Zonal underfloor heating runs throughout the home and all rooms to the ground and first floor level have integrated ceiling speakers.

The expansive landing at first floor level has been repurposed as a home office. The primary bedroom benefits from dressing area and ensuite bathroom. Across the hall is the formal reception room which has a gas feature fireplace with limestone and granite surround. Large windows ensure an abundance of natural light, while high ceilings and Octagon's hallmark attention to detail create an atmosphere of timeless refinement. There is another guest w/c on this level.

On the top floor there are two well-sized double bedrooms and a shared bathroom.

Externally, there is a mature private south facing garden with entertaining terrace. To the front of the home there is driveway parking, and the road offers ample unrestricted parking for visiting friends and family. This home ideal for downsizers seeking space without compromise, or families desiring a residence of scale and distinction.

Perfectly positioned for access to Radlett, Elstree and Watford, and within easy reach of both the M1 and M25, this home offers the best of both worlds: countryside tranquillity and outstanding connectivity.



Approximate Gross Internal Area 2830 sq ft - 262 sq m
(Including Garage)

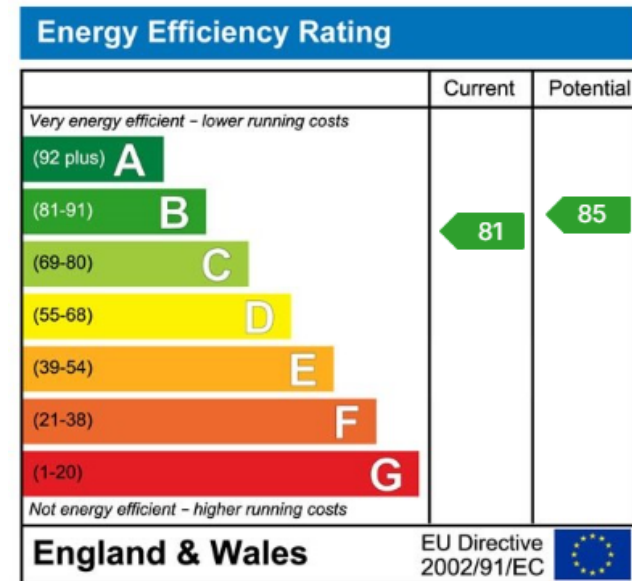
Ground Floor Area 1004 sq ft - 93 sq m

First Floor Area 1038 sq ft - 96 sq m

Second Floor Area 788 sq ft - 73 sq m



- Award-winning development built by Octagon in 2006
- Surrounded by 55 acres of countryside with private residents' amenities
- Principal bedroom with dressing area and luxury en-suite
- South facing garden with irrigation system
- Granite worktops and Miele kitchen appliances
- Annual Estate Charge
- Secure barrier entry with number plate recognition and CCTV
- 0.5 miles from Aldenham Golf & Country Club
- Glorious countryside walks on your doorstep
- Excellent schooling close by including Edge Grove, Aldenham and Habs'



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