



AITCHISONS

selling homes since 1935

Kemprow, Aldenham, WD25 8BP

Offers In Excess Of £1,150,000 Freehold



Set in a quiet country lane in Aldenham is this CHARACTERFUL FOUR DOUBLE BEDROOM, TWO BATHROOM (ONE EN SUITE) DETACHED FAMILY HOME.

Perfectly positioned within easy access to both Radlett & Watford , both in an equally short drive as is the motorways of the M1 into and out of London, in under thirty minutes. This charming property is positioned with direct views of the countryside to the back and front.

Internally this warm and inviting property has a good sized accommodation of approx 2335 sq ft/ 217 sq ft plus the added advantage of additional eaves storage. Internally this deceptively large property has a large entrance hall which in turn opens up to the kitchen / Breakfast room together with a DOUBLE LENGTH DINING/ RECEPTION ROOM of just under 40 ft in length, opening directly onto the wonderful rear garden. A further utility room, TV room and guest cloakroom complete this level. Upstairs the open landing has tremendous views over countryside to the front, then leading onto the bedrooms beyond.

To the front is off street parking for several cars, and the rear a good sized square and level garden with direct access to the fields behind. EPC E / Council Tax Band F Hertsmere.

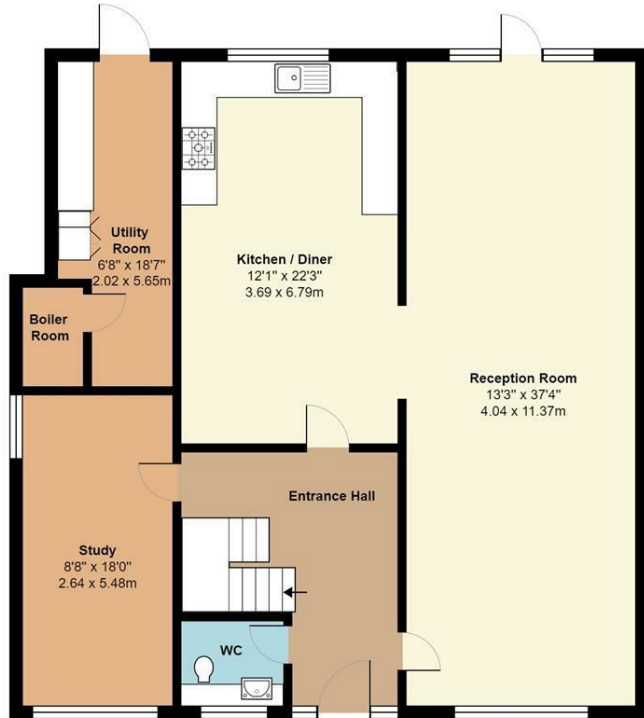
- Detached characterful family house
- Four double bedrooms, 2 bathrooms (1 en suite)
- Superb entertaining space
- Large rear garden and off street parking
- EPC E / Council tax band F
- Sole Agents





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Ground Floor
Area: 1297 ft² ... 120.5 m²



First Floor
Area: 1038 ft² ... 96.5 m²

Total Area: 2335 ft² ... 217.0 m²
All measurements are approximate and for display purposes only



VIEWING

Strictly by appointment with Aitchisons

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Ref:

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Aitchisons (nor its joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating E

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