

**NEW**

**AITCHISONS**

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Aldenham Road, WD25 8EW

Guide Price £3,950,000 Freehold



'Heath House' is a characterful family house offering luxurious living in a secure and private plot. It is situated behind security gates and boasts a leisure complex with indoor pool, gym, sauna, steam room and gaming room that together overlook and open up onto the fabulous and beautifully maintained 200ft mature wrap around garden.

With in excess of 6000 sq ft living space, accommodation comprises six bedrooms, six bathrooms, a reception entrance hall with sweeping staircase, four - five reception areas, a 26 ft x 19'9 ft kitchen with double height vaulted ceiling and separate utility room with tradesman's entrance. The property benefits from a multitude of period features including feature fireplaces and beamed ceilings. There is an impressive master suite with feature fireplace, dressing room & luxury en-suite bathroom.

'Heath House' is located opposite the village pond in the picturesque village of Letchmore Heath, just minutes from Radlett where there are an abundance of coffee shops, restaurants & boutiques as well as schools from reception through to secondary level, both private and state including Aldenham, Manor Lodge, Haberdasher's Aske's, Edge Grove and Radlett Prep.

Heath House is also easily accessible to several local media sites including Warner Brothers, Leavesden, Elstree Studios & the new Sky studios in Borehamwood as well as being close to the training grounds of Arsenal, Tottenham and Watford football clubs.

Located within commuting distance to central London via the M1, A41 or the mainline Thameslink station in Radlett connecting to Kings Cross St Pancras in less than 30 minutes with its international rail links whilst local and close airports include Luton, Heathrow and Elstree Aerodrome. Council tax band H/ Mains drainage/ EPC D

- Six Bedrooms & Six Bathrooms
- Four/Five Reception Rooms
- Stunning Village Location
- Close to Schools & Transport Network
- Extensive Leisure Facilities
- Council tax band H/ EPC



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**PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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



Total area : approx. 581.3 sq. meters (6258 sq. feet)

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

**VIEWING**

Strictly by appointment with Aitchisons

Tel: 01923 859444

Email: [office@aitchisonsradlett.co.uk](mailto:office@aitchisonsradlett.co.uk)

Website: [aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

*Aitchison Raffety Limited trading as Aitchisons.*

*Registered Office: Unit 4 Stokenchurch Business, Park ,  
Ibstone Road, Stokenchurch, Buckinghamshire, HP14 3FE  
Registered in England & Wales No.3435902*

Ref:

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**EPC Rating D**

299 Watling Street, Radlett, WD17 7LA

**01923 859444**

[aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

