



AITCHISONS

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Summerhouse Lane, Aldenham, WD25 8DL

Reduced To £1,595,000 Freehold



**** CHAIN FREE ****

A BEAUTIFULLY REFURBISHED & DETACHED FOUR DOUBLE BEDROOM FAMILY HOUSE (2795 sq ft /260 sq m) set in the idyllic semi rural village of Aldenham, a short distance away from Radlett with its delightful high street and Thames Link station offering direct access into London in under 30 minutes or via the M1 or A41, which is located within a five minute drive. This well designed and laid out home features a wonderful, modern kitchen with two Islands, both with concrete work surfaces, and underfloor heating leading into an incredible conservatory overlooking the fabulous West facing garden, in excess of 180 ft in length. Whilst further entertaining areas include a large lounge which in turn leads through to the games/TV room.

Flowing from the Entrance Hall is the guest cloakroom whilst double doors lead through to the kitchen itself. From here is the separate utility room, gym, and fully functioning home office and second guest cloakroom finishing off the ground floor accommodation.

On the first floor are four double bedrooms with three bathrooms, two en suite. The master having a large en suite bathroom and dressing room which completes this enchanting home. Externally to the front is off street parking set on a gravel driveway for several cars. Power is in place should gates be desired, subject to planning. Set at the rear of the garden, tucked away to one side is a large, good sized outbuilding of approx 860 sq ft which, subject to planning, could be converted into further accommodation, a totally separate office, annex or an indoor pool complex . EPC rating D

- CHAIN FREE
- Stunning Kitchen / Conservatory
- Potential to extend and add an additional office. pool complex subject to planning
- Tremendous West facing Garden
- Four Bedrooms/ Three Bathrooms
- Home Office/ Study & Gym





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



First Floor
Area: 1034 ft² ... 96.1 m²



Ground Floor
Area: 1760 ft² ... 163.5 m²

Total Area: 2795 ft² ... 259.6 m²

All measurements are approximate and for display purposes only



VIEWING

Strictly by appointment with Aitchisons

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EPC Rating **D**

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