

# Hilfield Lane, Aldenham

## £1,595,000 (Freehold)

**VILLAGE**  
ESTATES



A charming and characterful 5 double bedroom detached family home which is located in the semi rural area of Aldenham. Accessed via a large carriage drive it offers privacy and boasts many original character features. The ground floor consisting of an exceptionally spacious and inviting entrance hall, TV room, dining room. A large reception room to the rear and a separate kitchen, whilst a separate utility room and guest cloakroom complete this floor. To the first floor leading off off a generous sized landing is the principle suite which includes an en suite walk in wet room/ shower room, a dressing area and direct access to a large balcony over looking the rear garden. There are a further five double bedrooms and a large family bathroom.

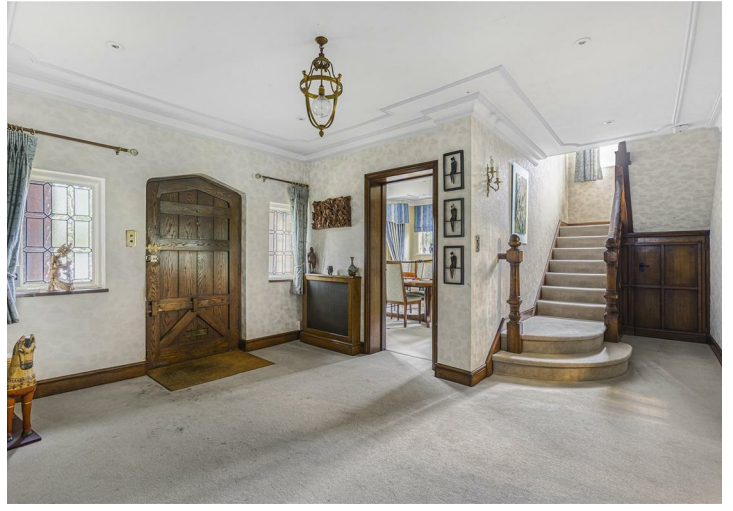
Externally to the front there is parking for numerous cars, with the rear garden benefiting from a good sized swimming pool, a laid to lawn garden with various shrubs plants and trees and children's play area.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
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Herts WD7 7NP

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.

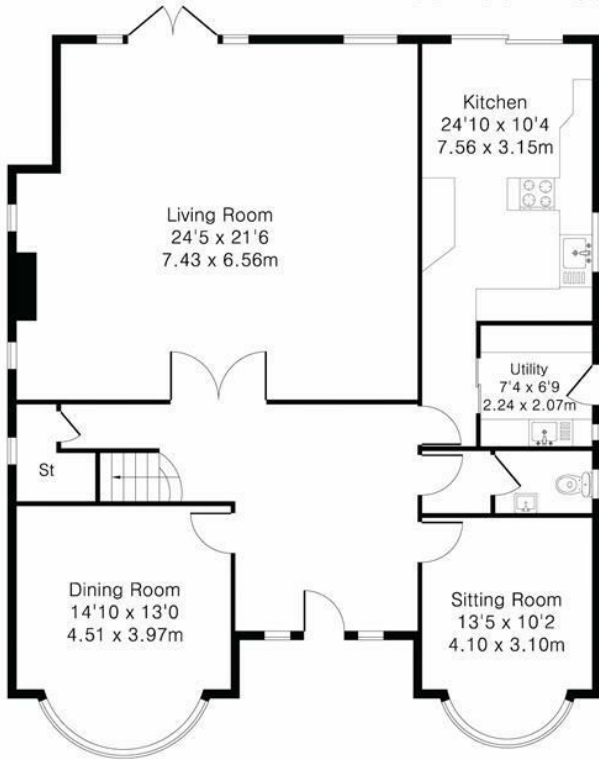




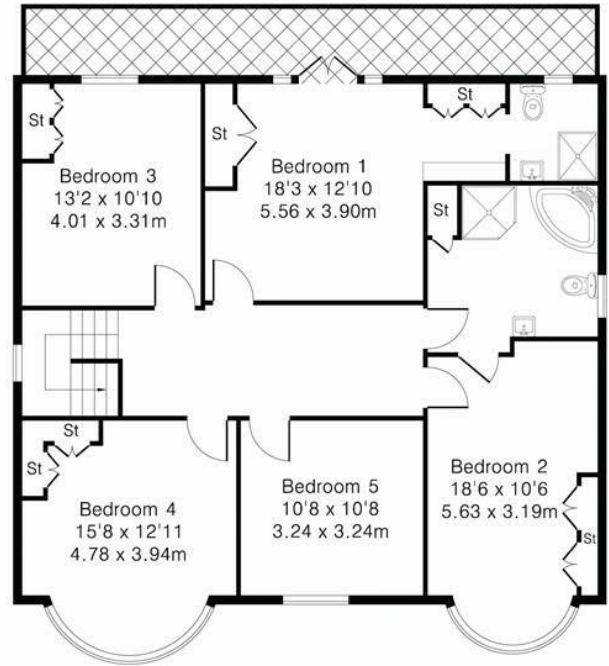




Approximate Gross Internal Area 2480 sq ft – 231 sq m  
 Ground Floor Area 1351 sq ft – 126 sq m  
 First Floor Area 1129 sq ft – 105 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	