

Stables End, Aldenham

£1,395,000 (Freehold)

VILLAGE
E S T A T E S



Located in 'The Ridings' which is situated on the former Patchett's Equestrian centre and is surrounded by attractive woodland and greenbelt countryside is this beautiful family home.

Features include a stunning and spacious well-designed kitchen/dining room, perfect for entertaining plus a tucked away utility room. There is also a separate reception room, playroom/t.v room which is open plan to the kitchen/diner and a WC.

On the first floor there is an impressive master bedroom complete with ensuite, plus a further three bedrooms and main separate bathroom. On the second floor, you'll find a fifth bedroom complete with ensuite, and dressing room area plus a separate study/office space.

There is a stunning garden with a beautiful patio perfect for a BBQ. To the front is a driveway which provides off road parking for numerous vehicles and access to the garage

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Village Estates
70d Watling Street, Radlett
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.



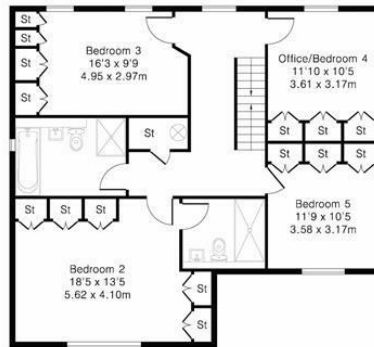




Approximate Gross Internal Area 2662 sq ft – 248 sq m
 Ground Floor Area 1170 sq ft – 109 sq m
 First Floor Area 953 sq ft – 89 sq m
 Second Floor Area 539 sq ft – 50 sq m



Ground Floor



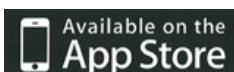
First Floor



Second 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		86	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	