

# Middle Down, Aldenham

## £1,275,000 (Freehold)



An immaculately presented three double bedroom linked detached house located in the award winning development of Wall Hall, Aldenham.

Wall Hall has a lifestyle all of its own set in 55 acres with Tennis Court, Gym, child play area and beautiful manicured gardens and just a short step to glorious walks through the countryside.

The property comprises of a large entrance hall, kitchen/diner, dual aspect large reception room and cloakroom

To the first floor is a spacious landing, master suite including en suite bathroom and walk in dressing room and a further two double bedrooms, family bathroom and a utility room.

To the rear is a secluded wrap around garden which includes two large patio areas. To the front is a garage, a car port and parking for up to 3 vehicle's.

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



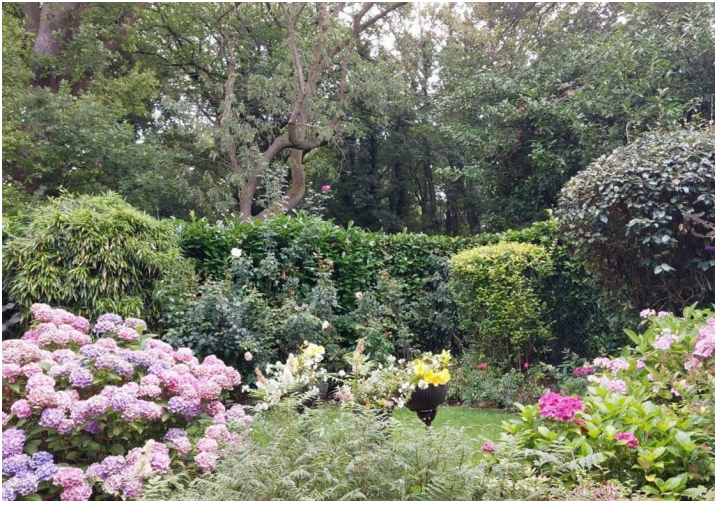
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

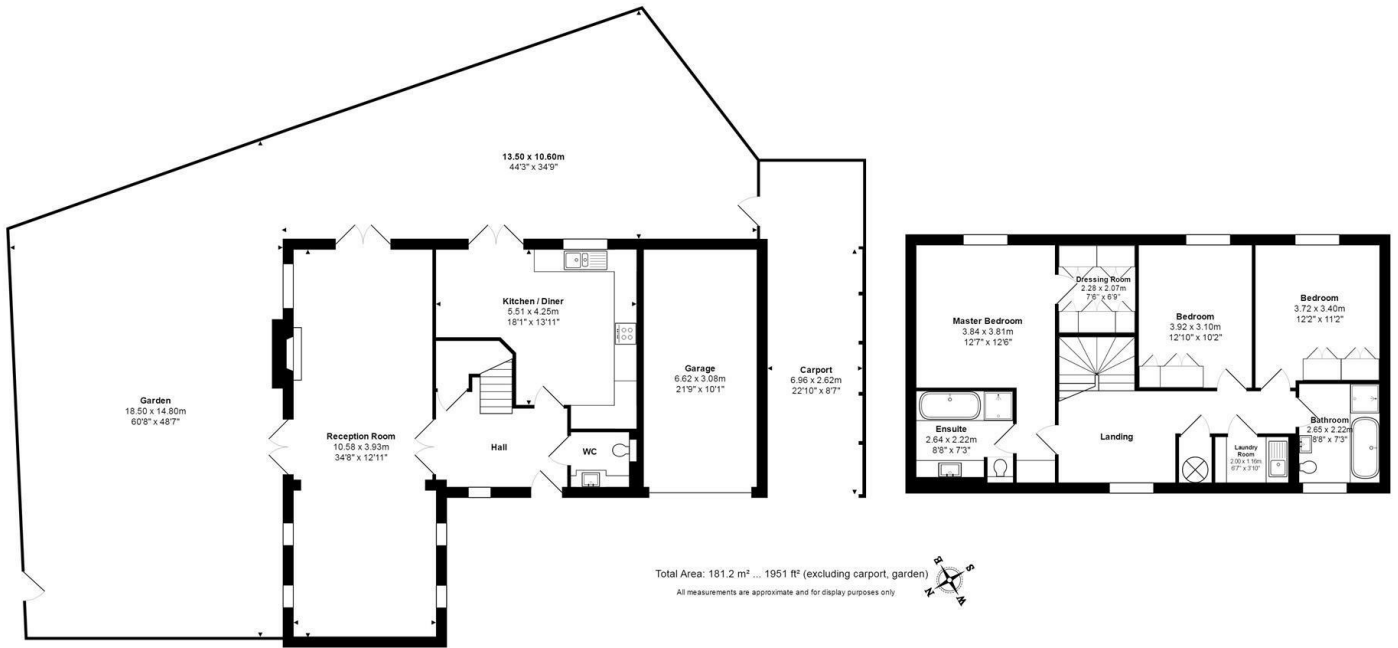
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.











Available on the  
**App Store**



ANDROID APP ON  
**Google play**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	