

Church Farm Way, Aldenham

£1,250,000 (Freehold)



The Coach House is a stunning grade 2 listed barn conversion, set in the heart of the picturesque and sought after village of Aldenham, moments from the Golf & Country Club , yet just a short drive from Radlett.

This character property features vaulted ceilings with exposed beams, a feature fireplace with log burner in the living room and a beautiful walled courtyard garden.

Benefitting from 2,400 Sq. Ft of accommodation and briefly comprises; entrance hall, 21' living room, formal dining room, fully fitted kitchen with utility room, study and guest WC. There is also an integral garage with store room, separate covered parking space.

To the 1st floor is the principle bedroom with fitted wardrobes and en-suite shower room, bedroom 2 also has an en-suite and there are a further 3 double bedrooms, family bathroom and storage cupboards.

Externally there is a lovely courtyard garden and communal garden. There is also ample fields and footpaths ideal for walking right from the doorsteps of this wonderful property.

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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.



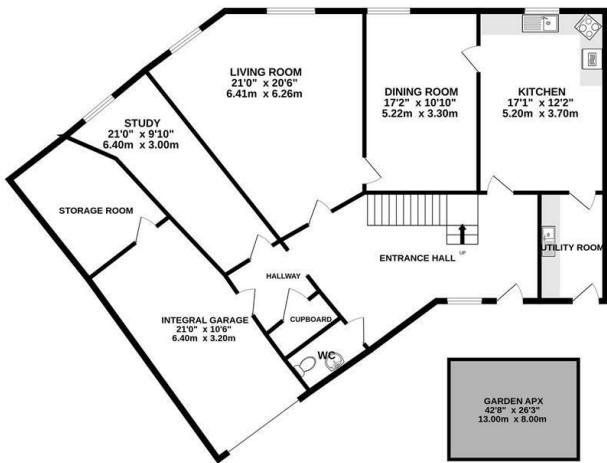




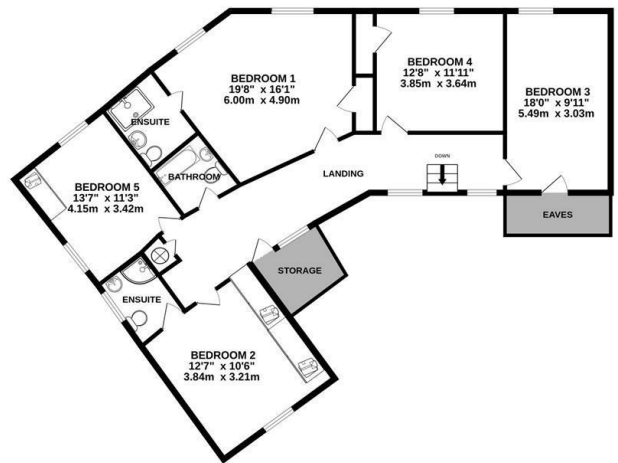




GROUND FLOOR
1607 sq.ft. (149.3 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 2400sq.ft. (223.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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	