

Middle Down, Aldenham
Offers In Excess Of £1,350,000
(Freehold)



An immaculately presented three double bedroom 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, cloakroom, a large reception room with access to the basement room. There is a large kitchen/diner which leads onto a utility room which access to the garden, garage and porch.

On the first floor there is a spacious landing, master suite including en suite bathroom and plenty of wardrobe space and a further two double bedrooms, family bathroom and a utility room.

To the rear is a secluded garden which includes a large patio area. To the front is a garage with parking in front.

01923 852434
www.village-estates.co.uk



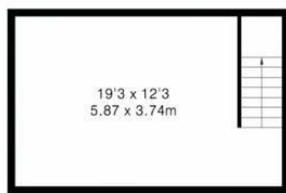
Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

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.









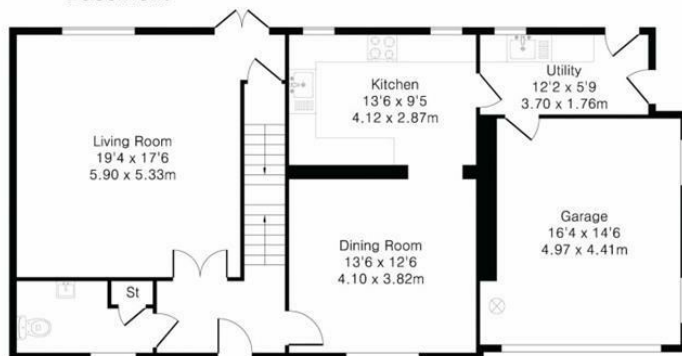
Basement

Approximate Gross Internal Area 2071 sq ft - 193 sq m

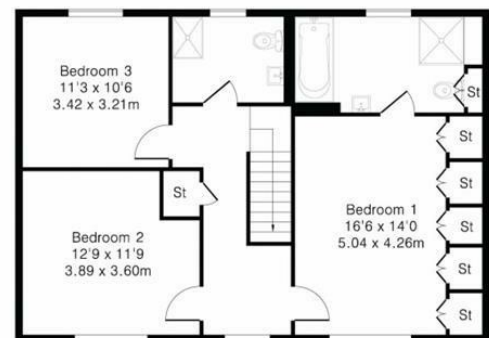
Basement Area 236 sq ft – 22 sq m

Ground Floor Area 1075 sq ft – 100 sq m

First Floor Area 760 sq ft – 71 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		
(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	