

**Broadfield Way,
£1,275,000 (Freehold)**



Set in the highly desirable Wall Hall Estate is this charming and characterful three bedroom, two bathroom home, which was originally part of the mansion house. The property has ample living accommodation with a generous sized double reception room, with direct access to a secluded patio garden. There is a separate kitchen with access to the utility room, a guest wc and storage.

On the first floor there are three bedrooms and two bathrooms. The principle bedroom has an en-suite bathroom and wardrobes. There are two further bedrooms and a family bathroom and access to the loft.

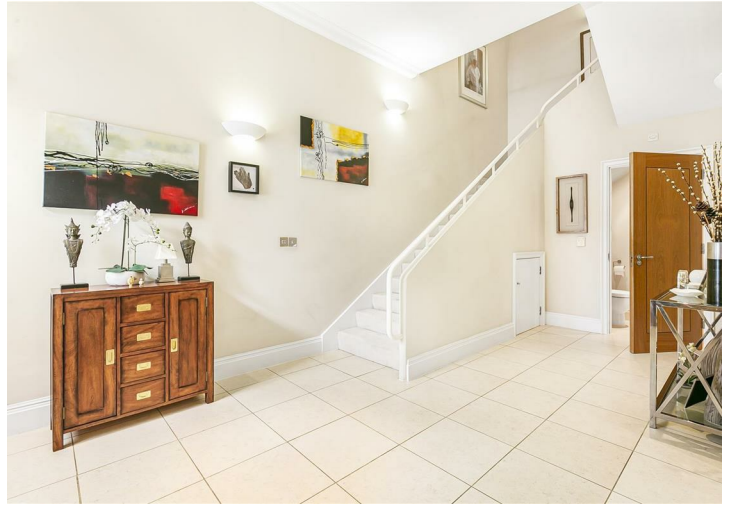
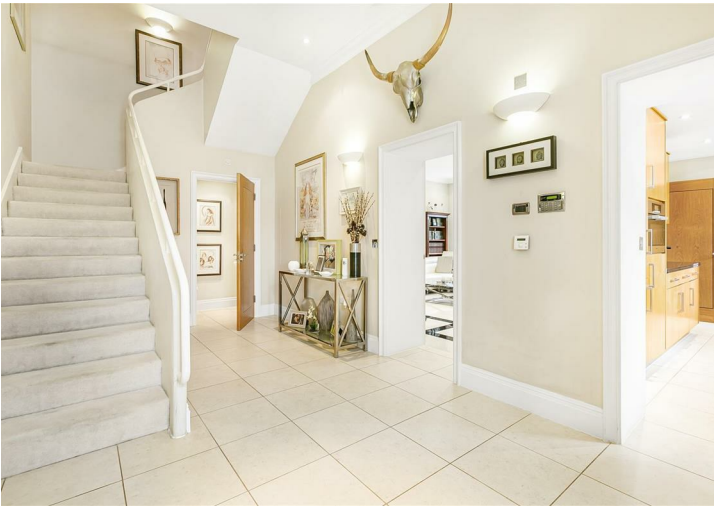
Located in a stunning setting overlooking greenbelt countryside is this corner terraced house, built approximately sixteen years ago by master builders Octagon Homes in the award winning development of Wall Hall in Aldenham, the home offers excellent family accommodation finished to an impeccable standard. 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.

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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.



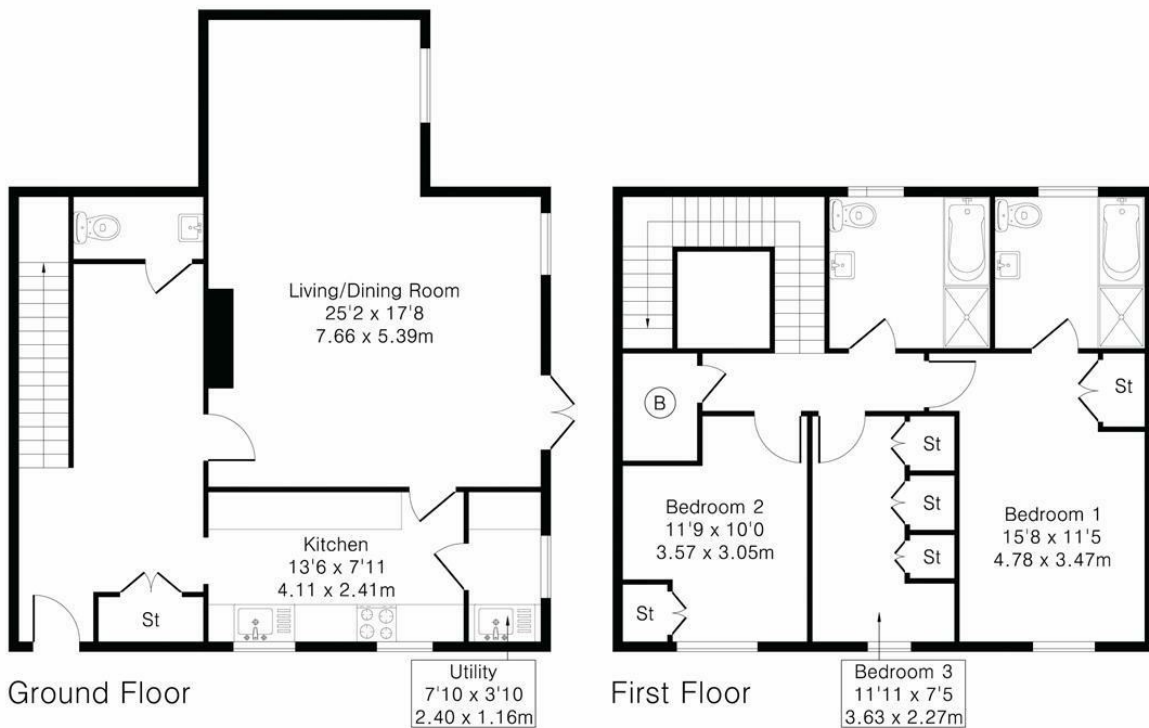




Approximate Gross Internal Area 1399 sq ft - 130 sq m

Ground Floor Area 752 sq ft – 70 sq m

First Floor Area 647 sq ft – 60 sq m



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			88
(81-91) B		79	
(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	