

**The Stables, Aldenham**

**£1,395,000 (Freehold)**

**VILLAGE**  
E S T A T E S



A stunning 3 bedroom house located in the award winning development of Wall Hall. The property is offered in excellent decorative order throughout and overlooks the stunning gardens behind. Surrounded by 55 acres of beautifully manicured historic parkland, the award-winning Wall Hall estates boasts its own private tennis courts, gym and picturesque countryside walks only a stroll away. The house benefits from air conditioning in all rooms on the first floor as well as the living room.

To the ground floor is a spacious hallway leading to an open plan kitchen/diner, lounge and dining room. There is also to the ground floor a family room and guest cloakroom

To the first floor is the spacious landing leading to the master bedroom with full range of wardrobes and en suite bathroom. There are a further 2 double bedrooms and family bathroom and utility room.

To the rear is a pretty, mature garden. To the front is an integral single garage and off street parking for 2 cars.

**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.

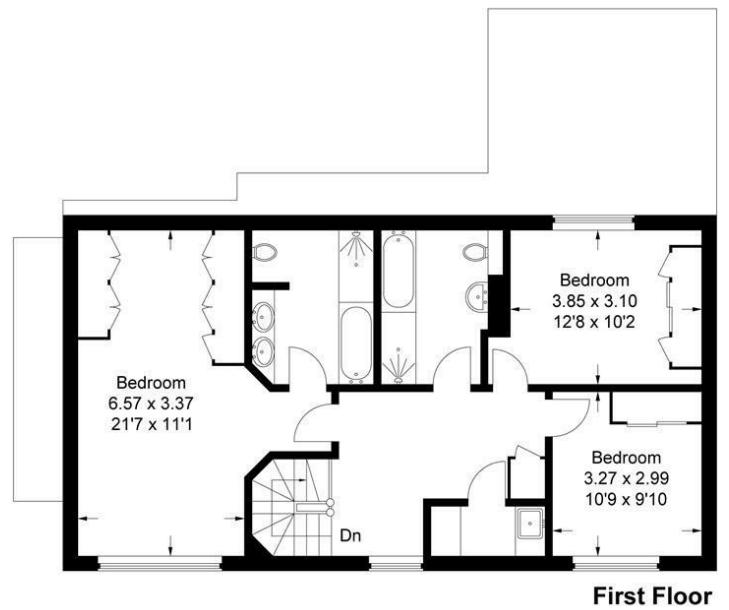
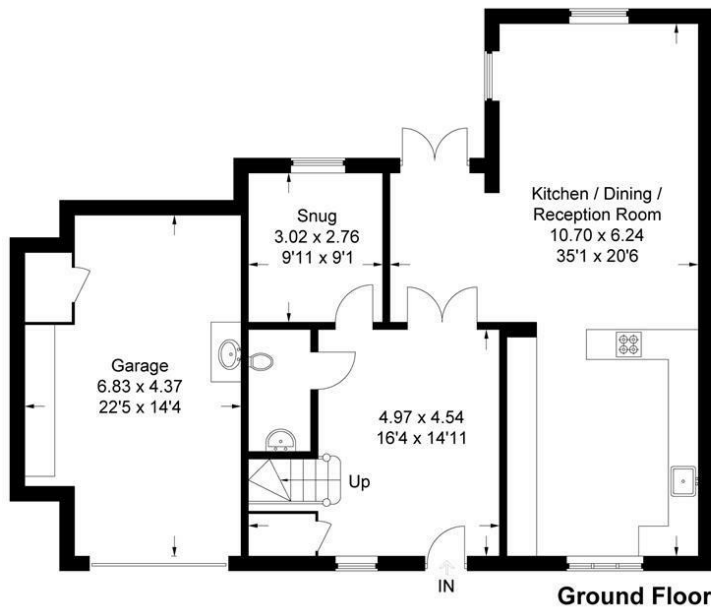








Approximate Gross Internal Area  
 Ground Floor = 82.1 sq m / 884 sq ft  
 First Floor = 82.2 sq m / 885 sq ft  
 Garage = 28.0 sq m / 301 sq ft  
 Total = 192.3 sq m / 2,070 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		76	83
(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	