



# Garden Cottage Summerhouse Lane, Aldenham

In Excess of £1,000,000

proffitt  
& holt







## Garden Cottage Summerhouse Lane

Aldenham, Watford

A fantastic opportunity to acquire this this Grade II Listed detached property in need of complete modernisation, set on a plot approximately 0.67 of an acre. There is also the potential to develop an additional house or bungalow on the plot (STPP).

This property, which is currently 2,578 sq. ft has huge extension/re-development potential and comprises an entrance porch, three reception rooms, a fitted kitchen, four bedrooms and three bathrooms.

Outside, the substantial plot offers ample parking, a detached double garage, a summer house and shed. Offered for sale with no upper chain.

Council Tax band: E

Tenure: Freehold

EPC - EER: E







## Garden Cottage Summerhouse Lane

Aldenham, Watford

The property is conveniently located for a good choice of primary and secondary schools and with easy access to Aldenham Golf & Country Club, Aldenham Country Park, and a local nature reserve. Watford town centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road user, both the M1 & M25 motorways can be reached, typically, within a drive of five/ten minutes. Bushey train station and Watford Junction mainline station provide services into London, Euston.



- Double Garage
- Needs Modernising Throughout
- Detached Dwelling
- Large Garden/Land/Paddock
- No Upper Chain
- Potential to develop an additional house or bungalow on the plot (STPP).
- Two Bathrooms
- Ample Off Street Parking
- Set on Plot approx. 0.67 of an acre







**For broadband and mobile speeds see:**

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

### **Services**

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



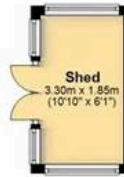
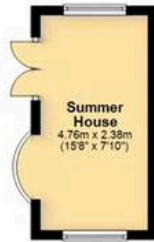






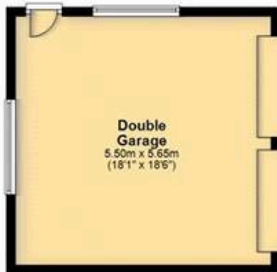
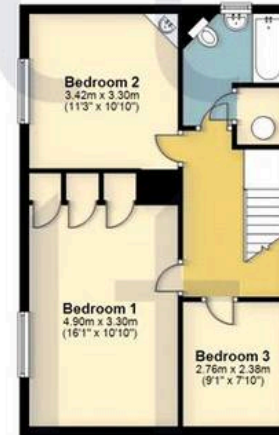
### Ground Floor

Approx. 187.2 sq. metres (2014.5 sq. feet)



### First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



Total area: approx. 239.5 sq. metres (2578.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.







## Proffitt & Holt – Watford

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