



CAMDEN CHASE

Middle Down, Aldenham, WD25 8BW

£1,300,000

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In excellent condition throughout, this 2,071sqft detached home has three double bedrooms, two bathrooms, three reception rooms, a secluded landscaped garden, driveway and large integral garage. Located in the exclusive award-winning development of Wall Hall, Aldenham, residents are surrounded by 55 acres of glorious countryside and further benefit from private access to gymnasium, tennis court, children's play area, football pitch and Italian walled garden. Wall Hall truly provides a unique lifestyle of its own.

At ground floor level there is a main living room through which you can access the garden, there are also stairs to the lower ground floor reception currently used as a playroom for the grandchildren. Turning the other way after entering the home you have a dining room which flows into the kitchen. Kitchen is finished with granite worktops and Miele integrated appliances. Beyond the kitchen you have a utility and boot room which again provides access to the garden, an enclosed porch and large garage. There is also a guest cloakroom (w/c) on this level.

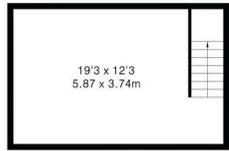
The first floor accommodation is three double bedrooms, two bathrooms (one ensuite). Bathrooms are finished in granite and natural stone.

The home is airconditioned in the reception rooms and bedrooms. Number plate recognition and CCTV surveillance on entry and exit secures the development.

To the rear is a secluded garden which includes a large patio area. To the front you have a large garage with driveway parking. There is ample additional and visitors parking less than a minutes walk from the property.

Council Tax Band: G





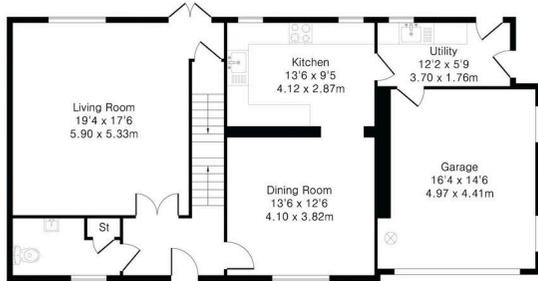
Basement

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

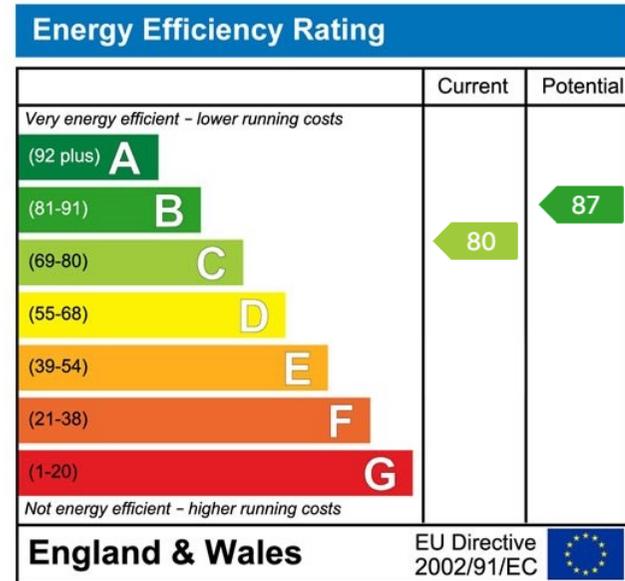


Ground Floor



First Floor

- Award winning homes by Octagon Developments
- Gas feature fireplaces in reception rooms
- Excellent schooling close by including Haberdashers' Aske's and Edge Grove
- Secure barrier entry with number plate recognition and CCTV
- Driveway parking and integral garage
- Glorious countryside walks on your doorstep
- Utility and boot room and ground floor guest w/c
- Aldenham Golf & Country Club
- Private landscaped garden with patio, lawn and gates providing vehicle access
- Private residents tennis court, gym, football pitch, Italian walled garden, child's play area and function hall



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