

CAMDEN CHASE

A large, modern house with a mix of brick and dark grey cladding. The left side of the house is constructed from red brick and features two large, dark grey garage doors and a central front door. Above the garage doors are two dormer windows with white frames. The right side of the house is clad in dark grey horizontal siding and has a steep gabled roof with a single dormer window. Large multi-paned windows are visible on both floors of the grey-clad section. The house is set against a clear blue sky with a few wispy clouds. A paved driveway leads to the garage, and a small lawn with some shrubbery is in the foreground.

Canter Close, Aldenham, WD25

£1,650,000

Bedrooms: 6 Bathrooms: 4 Receptions: 3

Specification

Built by the renowned Heronslea Group (2019)

Approx. 3,437 sq ft

EPC Rating A

South-facing rear garden

Double integral garage

Underfloor heating (ground & first floors)

Solar panels

CAT6 network wiring

Integrated speaker system

Miele & Siemens appliances

Quooker boiling water tap

Insinkerator waste disposal

Water softener

Electric vehicle charging point

Verisure alarm system

CCTV





Made for Modern Living

Occupying a prime position within The Ridings, an exclusive Heronslea development completed in 2019, this impressive detached residence extends to approximately 3,437 sq ft. Flooded with natural light throughout, every aspect of the home has been thoughtfully designed around the way families live today, balancing generous entertaining spaces with quieter areas to relax, work and unwind. Set on the former Patchetts Equestrian Centre and surrounded by Green Belt countryside, the development has become highly regarded for its strong sense of community whilst remaining within easy reach of some of Hertfordshire's finest schools.

The ground floor is centred around a magnificent kitchen, dining and family room extending to almost 40 feet, where quartz worktops, bespoke cabinetry and a substantial peninsular breakfast bar create the natural heart of the home. Beautifully equipped with a range of integrated Miele and Siemens appliances, together with a Quooker boiling water tap and Insinkerator waste disposal system, the kitchen has been thoughtfully designed for both practicality and entertaining. Wide bi-folding doors flood the room with natural light and open directly onto the south-facing garden, effortlessly connecting the indoor and outdoor living spaces during the warmer months.

A separate utility room, complete with additional storage, water softener and internal access to the integral double garage, ensures the practicalities of everyday family life are equally well considered.

The principal reception room provides an elegant setting in which to relax, whilst an additional family room offers exceptional flexibility as a snug, children's playroom, home office or television room. Underfloor heating extends throughout both the ground and first floors, complemented by an integrated speaker system serving the principal living areas together with the main bedroom suite. CAT6 network cabling throughout provides excellent connectivity for modern family life, whilst solar panels contribute towards the property's impressive EPC A rating. An electric vehicle charging point further reflects the home's forward-thinking design.







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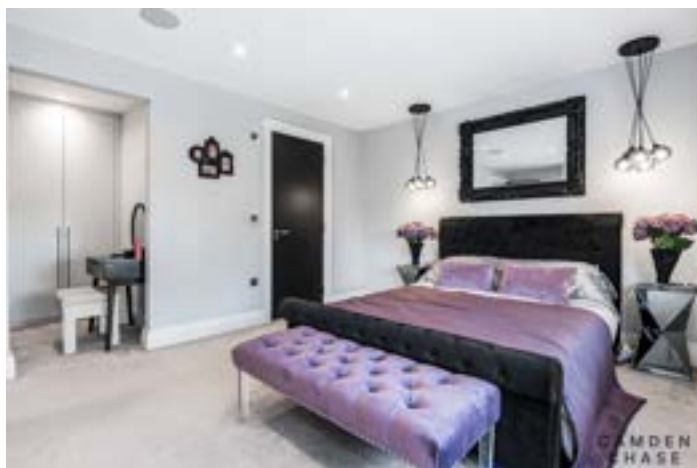


Space for Every Chapter

The first floor centres around a beautifully proportioned principal bedroom suite featuring a walk-in wardrobe and contemporary en-suite shower room. Three further double bedrooms provide excellent family accommodation, one also benefiting from its own en-suite shower room, whilst a stylish family bathroom serves the remaining bedrooms. Every bedroom benefits from bespoke fitted wardrobes, ensuring excellent storage throughout.

Occupying the entire second floor is a remarkably versatile suite, currently arranged as a generous guest bedroom with dressing area and en-suite shower room, alongside a dedicated cinema room. Subject to individual requirements, the cinema room could equally serve as a sixth bedroom, games room, large home office or independent living space, offering the flexibility to adapt as family life evolves.

Outside, the rear garden enjoys a desirable due south aspect and extends to approximately 75 feet. A generous paved terrace provides an ideal setting for outdoor dining and entertaining, whilst the expansive lawn offers ample space for children to play. The current owners have particularly enjoyed the garden as a place where children can play freely during the day before friends and family gather on the terrace for long summer evenings.





The Best of Both Worlds

To the front, a substantial driveway provides parking for numerous vehicles in addition to the integral double garage. For added peace of mind, the property also benefits from a Verisure alarm system and CCTV to both the front and rear.

The Ridings enjoys an attractive semi-rural setting whilst remaining exceptionally well connected. Aldenham School, Haberdashers' Boys' School, Haberdashers' Girls' School and Edge Grove are all within easy reach, whilst nearby Aldenham Country Park offers acres of open countryside. The popular Three Compasses public house is just moments away, with Radlett and Elstree providing excellent rail connections into London together with Elstree Aerodrome for private aviation. The A41 and M1 are also readily accessible, making the property ideally positioned for both local and national travel.

Beautifully maintained by its current owners, the property still retains the feel of a much newer home. Combining exceptional proportions, an outstanding specification and one of the area's most desirable family settings, this is a home designed to be enjoyed for many years to come.

Exclusively marketed by Camden Chase.

Council Tax Band: H



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	103	114
(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	

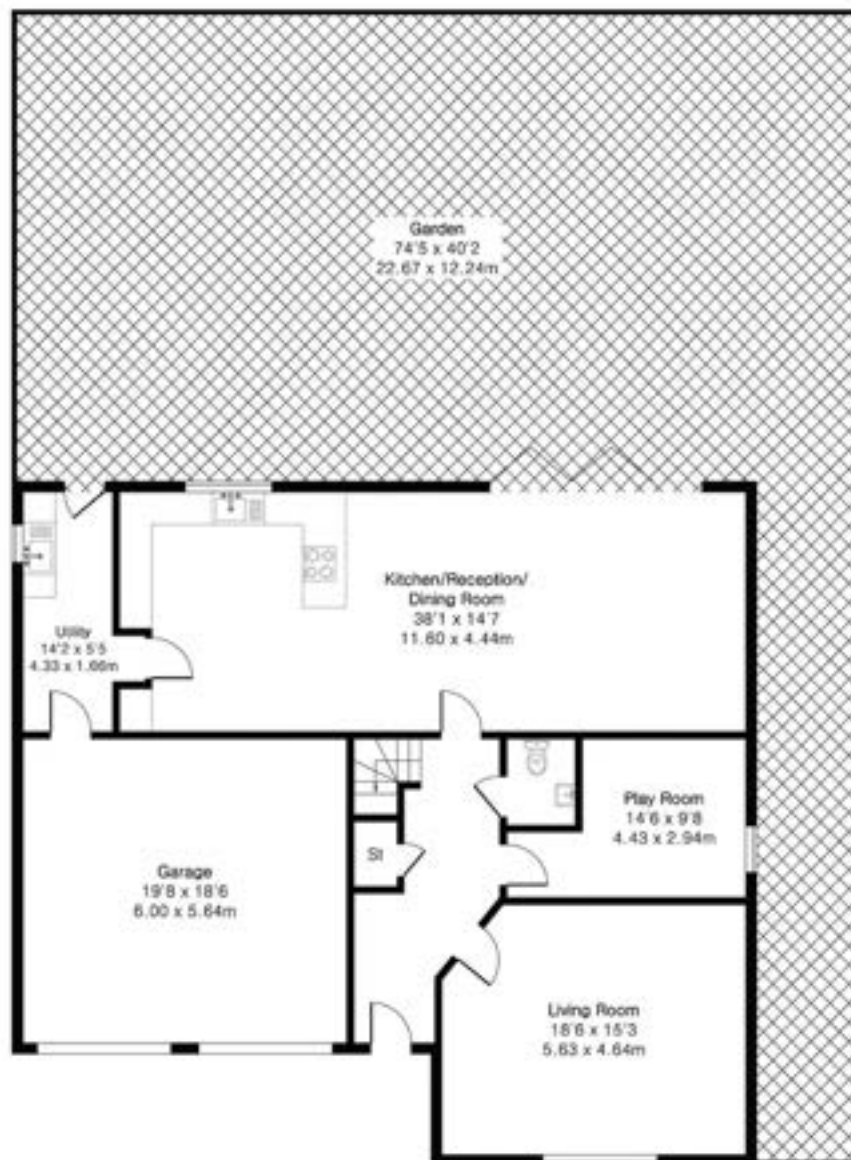


**Approximate Gross Internal Area 3437 sq ft - 319 sq m
(Including Garage)**

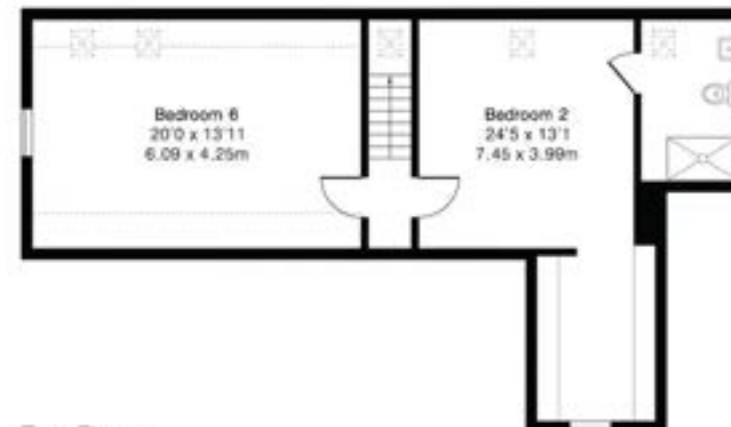
Ground Floor Area 1597 sq ft – 148 sq m

First Floor Area 1186 sq ft – 110 sq m

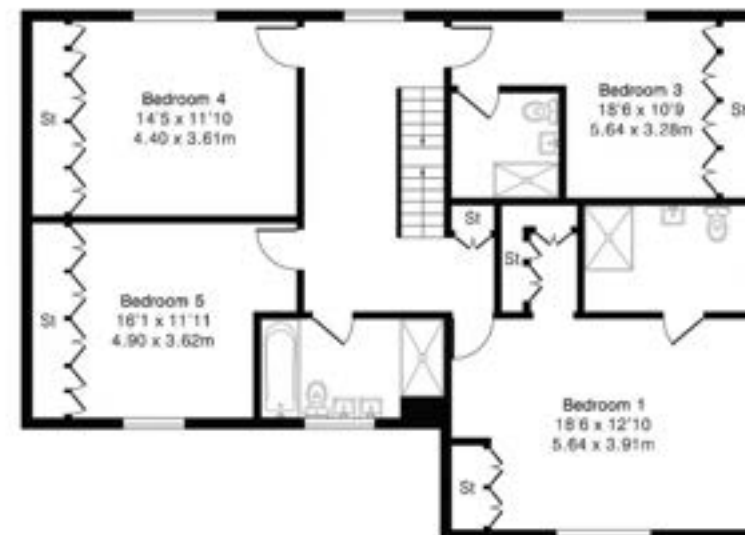
Top Floor Area 654 sq ft – 61 sq m



Ground Floor



Top Floor



First Floor

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To arrange a viewing or for more
information please contact Scott Henderson at
Camden Chase