

# Middle Down, Aldenham

## £825,000 (Freehold)

# VILLAGE ESTATES



An immaculately presented three double bedroom house offered in excellent condition throughout located in the award winning development of Wall Hall, Aldenham. The property has underfloor heating, Miele appliances and Villeroy and Bosch sanitary ware.

Wall Hall has a lifestyle all of its own set in 55 acres of Grade 2 listed landscaped primarily designed by Humphrey Repton with Tennis Court, Gym, child play area and beautiful manicured gardens and just a short step to glorious walks through the countryside.

The accommodation consists of a wide entrance hall which in turn leads through to a kitchen/ breakfast room, along with a wonderful east facing reception room, opening out to a delightful patio garden. The ground floor is further completed with a guest cloakroom and adjacent utility room with provision for a washing machine/ dryer, along with further storage under the stairs.

To the first floor is the master bedroom with en suite bathroom and two further bedrooms and family bathroom.

There is large loft with lighting and mostly boarded floor accessed by a pull down ladder.

To the rear is the garden and to the front are two allocated parking spaces.

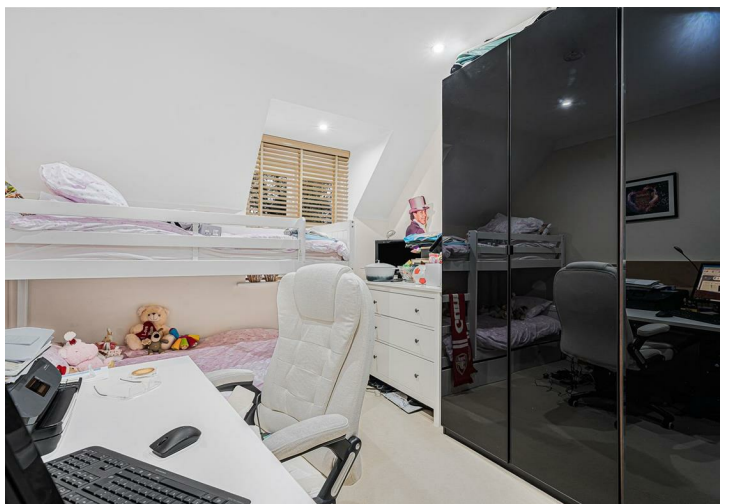
Service charges per year are £1119.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



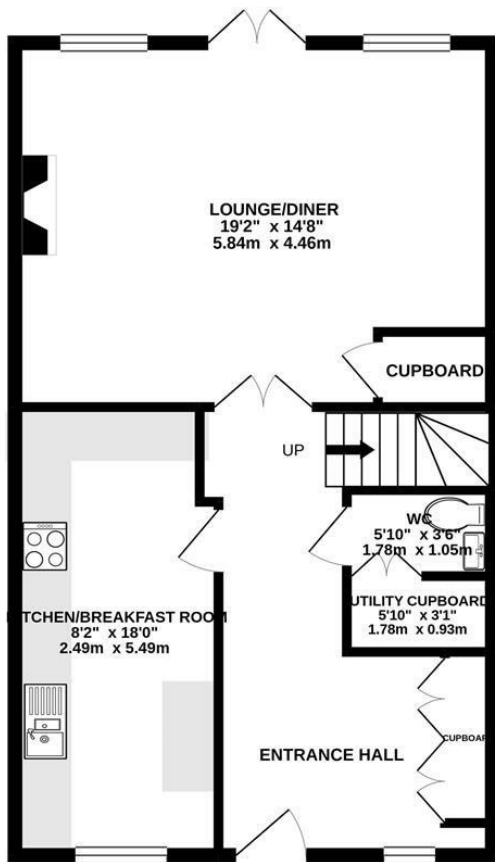
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.

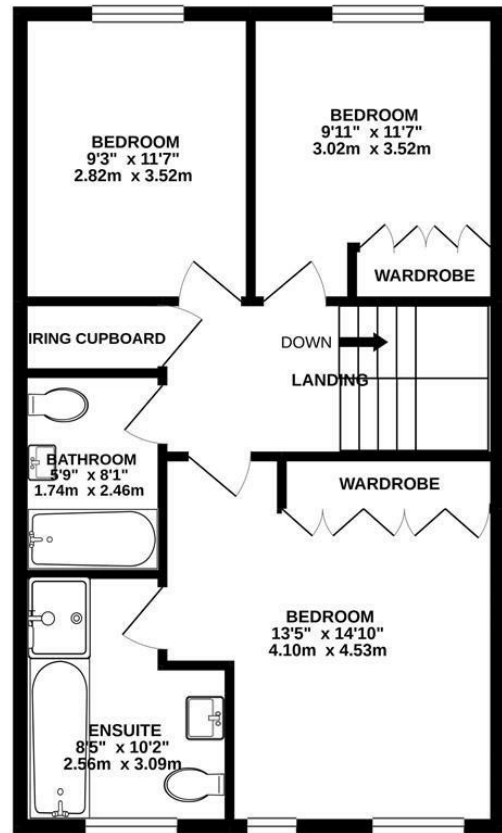




GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	88
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	