



SUSMANS
ESTATES

Broadfield Way, Wall Hall, WD25 8DZ

Asking Price £975,000 Freehold



An immaculately presented TWO/ THREE Bedroom, two bathroom (one en suite) end of terrace property, set in the award winning Wall Hall development in Aldenham, built by Octagon Homes.

Set in approx 55 acres of GATED & PRIVATE parkland with its numerous nature trails, gym, tennis court and children's playground it is ideally suited to couples, and families alike, in every walk of modern life. Offering peace and tranquility whilst being within 30 minute drive to central London, via the M1 or alternatively from Radlett's Thameslink Station, a five minute drive away into central London via Kings Cross , again in under 30 minutes.

Internally this majestic property is approached via a grand and oversized entrance hall , leading through to the separate fully fitted kitchen and utility room. The large bright and inviting reception room with its dining area overlooks the wide patio garden to the rear. A guest cloakroom completes this level.

The FIRST floor is currently arranged as two double bedrooms with a large central dressing room, WHICH COULD BE CONVERTED BACK INTO ITS ORIGINAL , BEDROOM 3.

- Two/ three bedroom , two bathroom (one en suite) ■ End of terrace property
- Set in 55 acres of PRIVATE/ GATED parkland including a gym, tennis court, childrens playground and numerous nature trails
- Immaculately presented ■ Gas central heating/ mains drainage/ EPC C / Council tax band G
- Complete chain in place





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area 1399 sq ft - 130 sq m

Ground Floor Area 752 sq ft – 70 sq m

First Floor Area 647 sq ft – 60 sq m



VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com

Website: susmansestates.com

*Radlett Estate Agents Limited trading as Susmans Estates.
Registered Office: First Floor, Radius House, Watford,
Hertfordshire WD17 1HP.
Registered in England & Wales No.5579487*

Ref:

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating C

299 Watling Street, Radlett, WD7 7LA

01923 859444

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