

# Holbrook Gardens, Aldenham

## £2,450,000 (Freehold)



Situated at the end of a coveted road within the award winning Wall Hall development is this stunning spacious detached family home offered in excellent condition throughout. Built approximately twenty years ago by master builders Octagon Homes in the award winning development of Wall Hall in Aldenham, the home offers excellent family accommodation finished to an impeccable standard. Wall Hall has a lifestyle all of its own set in 55 acres with Tennis Court, Gym, child play area and beautiful manicured gardens and just a short step to glorious walks through the countryside.

The property offers large rooms throughout with the ground floor comprising an entrance hall, a formal reception room, a dining room, study, substantial luxury kitchen/breakfast room and a utility room.

On the first floor, there are four bedrooms and three bathrooms (two of which are en-suite). The principle bedroom has a large walk in dressing room and stunning newly refurbished en-suite bathroom. There are a further three double bedrooms and a family bathroom. All bedrooms have air conditioning on the first and second floor

On the second floor is a large fifth bedroom or television/family room, and an additional bathroom.

To the rear is the 80' garden with patio area. The garden is fitted with a complete irrigation system. To the front is a double garage and parking for several cars.

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



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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.











**Approximate Gross Internal Area 4622 sq ft - 429 sq m  
(Including Garage)**

Ground Floor Area 1972 sq ft - 183 sq m

First Floor Area 1938 sq ft - 180 sq m

Second Floor Area 712 sq ft - 66 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	