Holbrook Gardens, Aldenham

£2,395,000 (Freehold)

VILLAGE ESTATES



Situated within the award winning Wall Hall development. This stunning spacious detached family home is offered in excellent condition throughout. Built approximately 20 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, children's 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 a spacious entrance hall, a formal reception room, a dining room, substantial luxury kitchen/breakfast room, a utility room and a double garage and air conditioning for the rooms facing the garden.

On the first floor, there are five bedrooms and three bathrooms (two of which are en-suite). The principal bedroom has plenty of fitted wardrobes, a large en-suite bathroom. The second bedroom also has an en-suite shower room and there are a further two double bedrooms a family bathroom and a fifth bedroom currently being used as a study. There is air conditioning for the south facing bedrooms

On the second floor there is a large additional bedroom or television/family room a bathroom and includes air conditioning

To the rear is the 80' south facing 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.

Service charges are approximately £3760 per annum.

01923 852434

www.village-estates.co.uk

BRITISH PROPERTY AWARDS 2019 GOLD WINNER THE BEST BRITISH ESTATE AGENTS

BRITISH PROPERTY AWARDS 2018-2019 GOLD WINNER THE BEST BRITISH LETTING AGENTS

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.





























































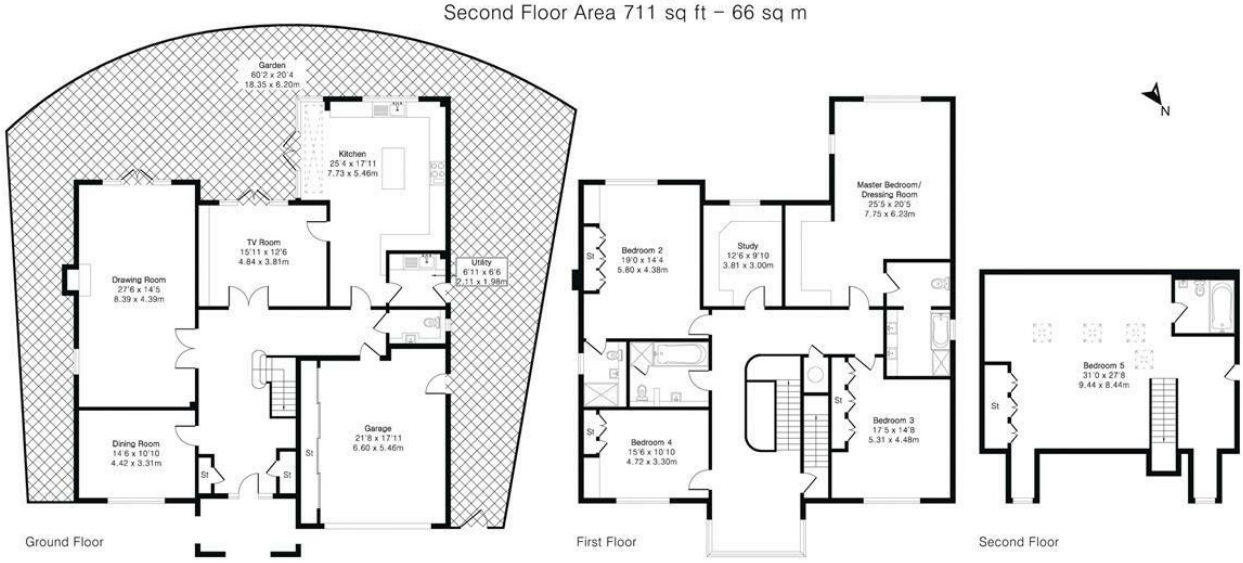








Approximate Gross Internal Area 4621 sq ft - 429 sq m
(Including Garage)
Ground Floor Area 1968 sq ft – 183 sq m
First Floor Area 1942 sq ft – 180 sq m
Second Floor Area 711 sq ft – 66 sq m



PINKPLAN

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.

VILLAGE ESTATES

Available on the App Store

ANDROID APP ON Google play

