

Kemprow, Watford
£675,000 (Freehold)

VILLAGE
E S T A T E S



Located in the charming hamlet of High Cross, Aldenham is this delightful three-bedroom character cottage. This presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation, it boasts a wealth of potential including the ability to extend, subject to the necessary planning permission.

To the ground floor is a spacious reception room that offers a warm and inviting atmosphere. The separate kitchen, which leans into a bright conservatory, provides an ideal space for entertaining. There is a downstairs bathroom and a separate guest wc.

The first floor consists of a generous sized principle bedroom and a further two double bedrooms.

Externally to the rear of the property is a very large garden which comprises a patio area which can accommodate seating and dining, and views of the fields behind.

The property offers off-street parking for multiple cars.

Aldenham is located within a few minutes drive of Radlett with its rails links to central London, and has easy access to M1 and M25 motorways.

01923 852434
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.

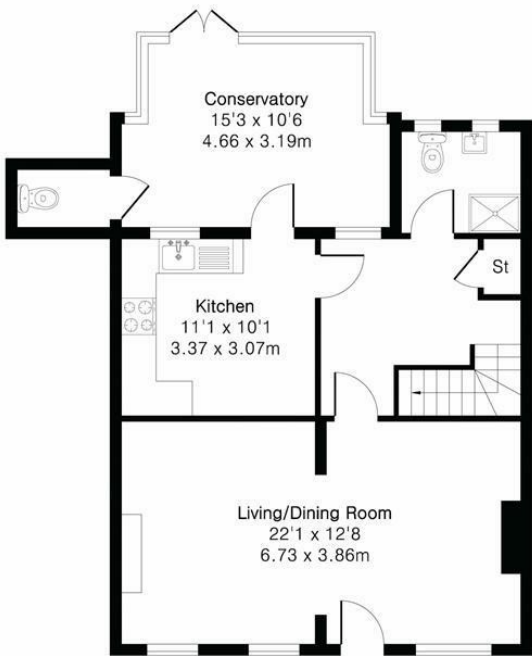




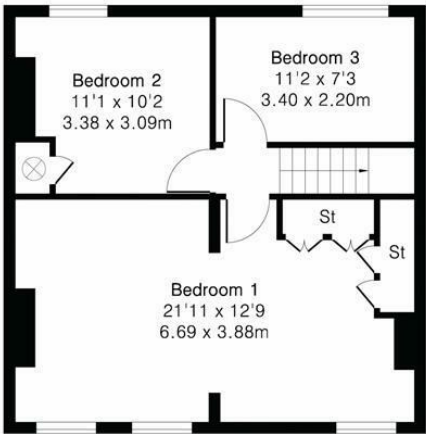
Approximate Gross Internal Area 1269 sq ft - 118 sq m

Ground Floor Area 745 sq ft – 69 sq m

First Floor Area 524 sq ft – 49 sq m



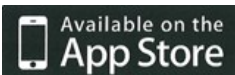
Ground Floor



First Floor



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) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	