

# Holbrook Gardens, Aldenham

£1,850,000 (Freehold)

**VILLAGE**  
E S T A T E S



Situated on the award winning Wall Hall development, and enjoying fantastic countryside views, is this immaculate 5 bedroom family home finished to exacting specifications by Octagon Homes. Wall Hall is located between Radlett and Bushey, on the outskirts of the pretty village of Aldenham and provides excellent access to the M1, A41 and M25 and is just a few minutes drives from Radlett with its excellent transport and shopping facilities, and is close to many regarded independent schools.

This immaculate home offers well proportioned accommodation, ideal for family living and entertaining, plus a wonderful lifestyle, set within 55 acres of grounds and boasting resident's gym, tennis court, children's play area and delightful paths and trails.

To the ground floor the entrance hall leads to living room, spacious kitchen/diner, family room, dining room, utility room and guest cloakroom.

To the first floor is a generous main bedroom suite with en-suite bathroom, bedroom two with en suite bathroom, two further bedrooms and a family bathroom.

To the second floor is bedroom five and a large study.

Externally to the rear is a south west facing landscaped garden with large patio area and mature trees and shrubs, and backs directly onto fields.

To the front is a garage and off street parking for several cars.

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



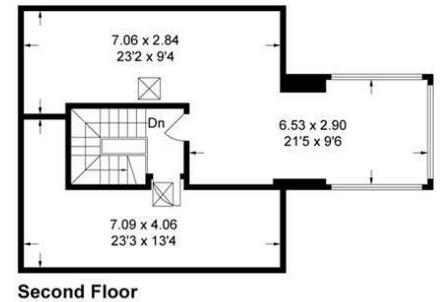
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.





Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 135.4 sq m / 1,457 sq ft  
 First Floor = 128.0 sq m / 1,378 sq ft  
 Second Floor = 61.8 sq m / 665 sq ft  
 Total = 325.2 sq m / 3,500 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	