

Hilfield Lane, Aldenham

Asking Price £810,000 (Freehold)

VILLAGE
ESTATES



This well presented 4 bed semi-detached home offers flexible living as is situated in the heart of Patchetts Green.

The ground floor accommodation comprises a welcoming entrance hallway leading into a spacious family lounge, complete with a coal feature fireplace. To the rear, an expansive kitchen/dining room benefitting from underfloor heating provides the perfect space for entertaining, with patio doors opening onto a sunny rear garden. Additionally, there is a fourth bedroom downstairs with an en-suite bathroom, currently being used as a multifunctional space.

The first floor offers two large double bedrooms, including a principal bedroom complete with a range of fitted wardrobes. The third bedroom is well proportioned & enjoys elevated, picturesque views over the greenbelt fields opposite. Completing this floor is a contemporary fitted family bathroom.

A particular feature of the home is the stunning, mature south facing rear garden, extending to approx. 100'. The outdoor space is primarily laid to lawn with a large patio and beautifully bordered by a generous selection of established shrubs, plants, and trees. Additionally, the garden houses a good-sized summerhouse, providing excellent potential for a home gym, workshop, or additional storage & has the further benefit of power. The property benefits from an external electric point and a tap to the side, with a further additional tap located at the rear.

The property has potential to build into the loft, subject to planning.

The area has excellent local schooling, including Edge Grove, Aldenham School, Haberdashers', Queens, Bushey Meads, St John's, & Fairfield Primary.

Convenient connections

For those commuting into the capital, Radlett station is within easy reach, with direct services to St Pancras. Watford Junction provides regular services to Euston in around 20 minutes. It is also ideally located for easy access to both the M1 and M25 and easy access to amenities in Watford, Bushey and Radlett.

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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.

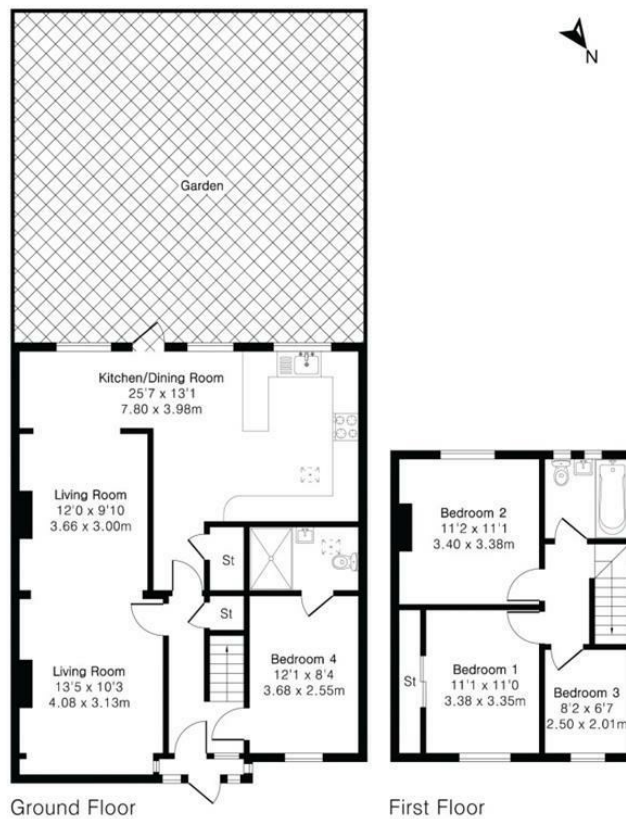




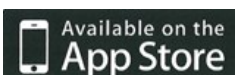
Approximate Gross Internal Area 1229 sq ft - 114 sq m

Ground Floor Area 831 sq ft – 77 sq m

First Floor Area 398 sq ft – 37 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) A			
(81-91) B			
(69-80) C		75	82
(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	