

Holbrook Gardens, Watford

£1,375,000 (Freehold)

VILLAGE
ESTATES



Located in a stunning setting overlooking greenbelt countryside is this immaculately presented 3 double bedroom semi detached home. Built 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, child play area and beautiful manicured gardens and just a short step to glorious walks through the countryside.

The properties accommodation is set over three floors with the ground floor having spacious hallway, large Kitchen /Diner/ living room fitted to the highest standard, family room/study, utility room, cloakroom and access to the integral garage.

To the first floor leading off an exceptionally large landing is the master bedroom with luxury en suite bathroom and dressing area. Also on the first floor is a bright and airy lounge with a feature fireplace.

On the second floor are a further two double bedrooms and family bathroom.

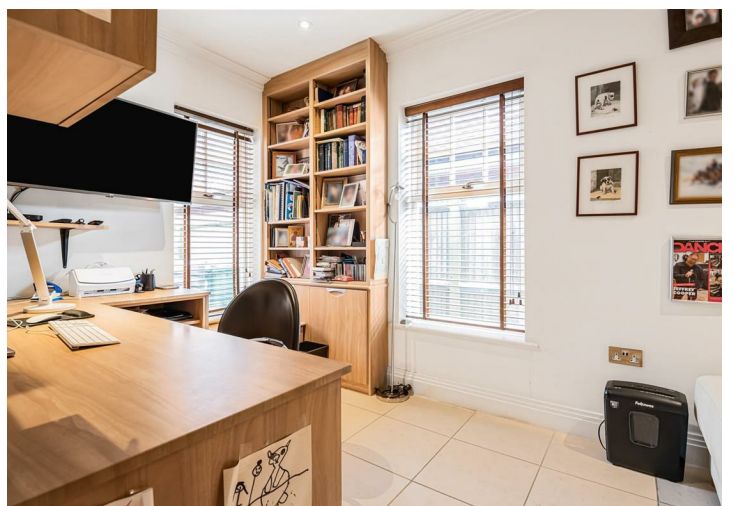
To the rear is a stunning mature garden which is mainly laid to lawn and various, shrubs, plants and trees and to the side is a driveway for 2 cars and access to the garage.

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 2722 sq ft - 253 sq m
(Including Garage)**

Ground Floor Area 1205 sq ft - 112 sq m

First Floor Area 908 sq ft - 84 sq m

Second Floor Area 609 sq ft - 57 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			
(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	