

Morgan Gardens, Aldenham

£1,795,000 (Freehold)



An immaculately presented, bright and airy 4/5 bedroom detached family home which is situated in the heart of the picturesque semi rural village of Aldenham.

On the ground floor leading off a bright and airy entrance hall is a well appointed dual aspect living room with a stunning feature fireplace and patio doors leading directly into the garden. Leading off the hall is an impressive open plan kitchen/dining room (please note that the fridge/freezer will not be included in the sale) with access to a TV and a utility room. The ground floor bedroom comes complete with an en-suite bathroom which can easily be adapted to a reception room or office. There is also a separate WC and under floor heating and air conditioning throughout the majority of the ground floor.

On the first floor is the principal suite, with an en-suite bathroom and a large walk in wardrobe. There is a further walk in wardrobe which its currently being used as an office. There are a further three bedrooms, a family bathroom and a large storage cupboard.

To the rear is an attractive well manicured approx. 200' south west facing garden which is mainly laid to lawn with various scrubs plants and trees and benefits from a large patio.

To the front a large block paved driveway which provides off road parking for ample vehicles.

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Village Estates
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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.







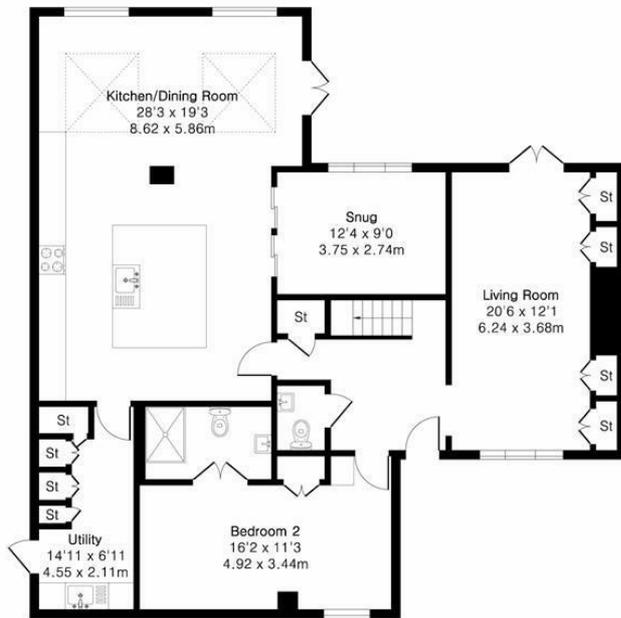




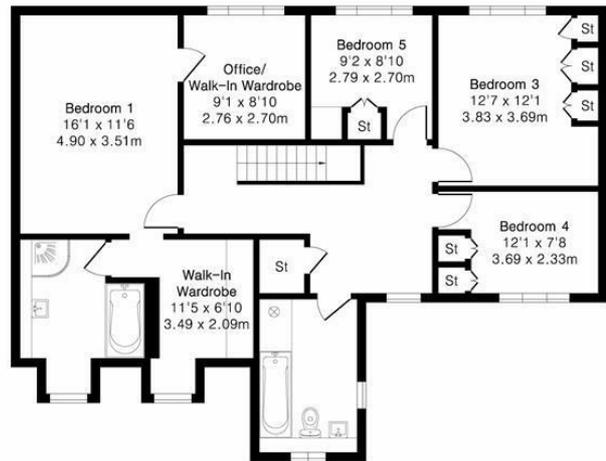
Approximate Gross Internal Area 2433 sq ft - 226 sq m

Ground Floor Area 1385 sq ft – 129 sq m

First Floor Area 1048 sq ft – 97 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			96
(81-91) B			
(69-80) C		72	
(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	