

Canter Close, Aldenham

£1,330,000 (Freehold)

VILLAGE
E S T A T E S



Located within The Ridings, on the former Patchett's Equestrian Centre site and surrounded by attractive woodland and Green Belt countryside, this beautiful family home offers an exceptional blend of rural charm and modern living.

Features include a stunning and spacious, well-designed kitchen/dining room perfect for entertaining, together, with a tucked-away, utility room. The property also boasts an impressive main reception room, flooded with natural light and offering an abundance of space, alongside a cinema room, a single garage and a separate WC.

On the first floor, there is an impressive principal bedroom complete with an en-suite shower room, along with two further well-proportioned bedrooms, with bedroom three also benefiting from an en-suite shower room, and a stylish family bathroom. The second floor offers two further bedrooms and a family bathroom.

To the rear, the property enjoys a well-maintained and secluded south facing garden predominantly laid to lawn with a patio area ideal for outdoor entertaining. To the front, a generous driveway provides off-road parking for numerous vehicles and gives access to the single integral garage.

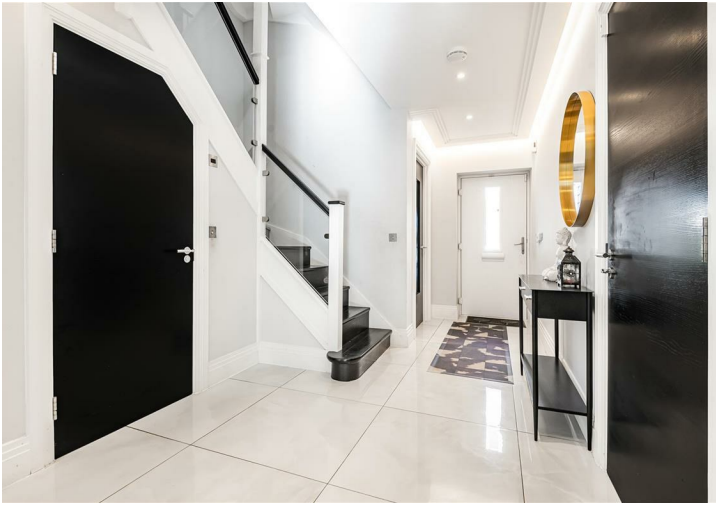
The property further benefits from underfloor heating throughout, together with a Sonos surround sound system installed in various rooms.

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.









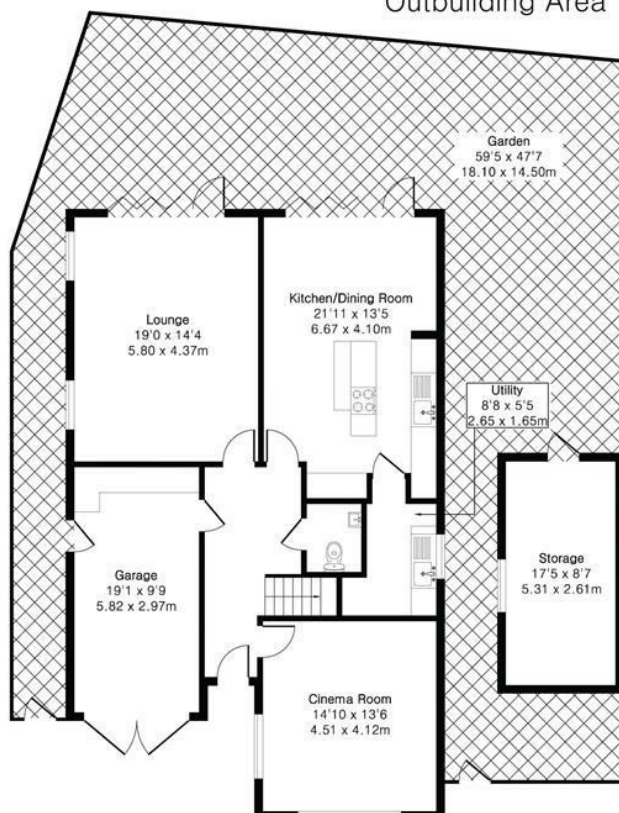
**Approximate Gross Internal Area 2646 sq ft - 245 sq m
(including Garage & Excluding Outbuilding)**

Ground Floor Area 1178 sq ft – 109 sq m

First Floor Area 958 sq ft – 89 sq m

Top Floor Area 510 sq ft – 47 sq m

Outbuilding Area 149 sq ft – 14 sq m



Ground Floor



First Floor

Top 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		
(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	