

# Hilfield Lane, Aldenham

## £875,000 (Freehold)



An immaculately presented four bedroom semi-detached family home which is located in the village of Patchetts Green with picturesque views over the greenbelt fields opposite.

The property boasts a large front driveway for off street parking, South-West facing rear garden with side access, spacious through lounge, large kitchen/dining area, 2 bathrooms and separate WC, scenic views of the field located towards the front of the house, 4 good sized bedrooms and a convenient home gym located at the rear of the garden.

Located with easy access to the M1. Also local to Aldenham country park, Aldenham golf club, Battlers Green Farm and easy access to Radlett's amenities and Thameslink station.

**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.



















GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA  
 TOTAL: 136 m<sup>2</sup>/1,461 sq ft  
 GROUND FLOOR: 69 m<sup>2</sup>/744 sq ft, FIRST FLOOR: 67 m<sup>2</sup>/717 sq ft  
 EXCLUDED AREA: GARDEN: 356 m<sup>2</sup>/3,829 sq ft, GYM: 16 m<sup>2</sup>/173 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(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	