



SUSMANS  
ESTATES

Morgan Gardens, Aldenham, WD25 8BF

Asking Price £635,000 Freehold

## Morgan Gardens, Aldenham, WD25 8BF



An opportunity to acquire a two/ three-bedroom bungalow barn conversion, located in the highly desirable village of Aldenham, conveniently positioned close to the popular towns of Radlett and Bushey. The property enjoys excellent connectivity to major road networks including the M1 motorway and M25 motorway, as well as nearby rail services offering straightforward access into London.

This delightful home offers accommodation arranged entirely over the ground floor, providing both convenience and accessibility. The property comprises two well-proportioned bedrooms, with a versatile third room currently arranged as a study/ bedroom. In addition, there is a family bathroom and a separate en-suite shower room serving the principal bedroom.

The living space includes a bright and inviting lounge and a well-appointed separate kitchen, both benefiting from the characterful features typical of a barn conversion with vaulted ceilings. There is also air conditioning in the principal rooms.

Externally, the property is approached via a landscaped front garden which enhances the attractive character of the building. To the rear, a charming courtyard garden provides a private and tranquil outdoor space ideal for relaxing or entertaining. The property further benefits from dedicated off-street parking for three cars, two directly outside the property, the third by the side of the covered parking. Freehold, service charge £150 per month.

Access into Radlett with its Thames Link station into London Kings Cross is less than a 10 minute drive away as is Bushey with its mainline station into Euston.

- Characterful barn conversion
- Vaulted ceilings, air conditioning
- Separate kitchen
- Two / three bedrooms, two bathrooms, one en suite
- Gas central heating/ council tax band G / Mains drainage/ Freehold / EPC D
- Three parking spaces
- Radlett under 10 minute Drive with station into London Kings Cross as is Euston station via Bushey
- Watford High Street and shopping Centre under 10 minutes away

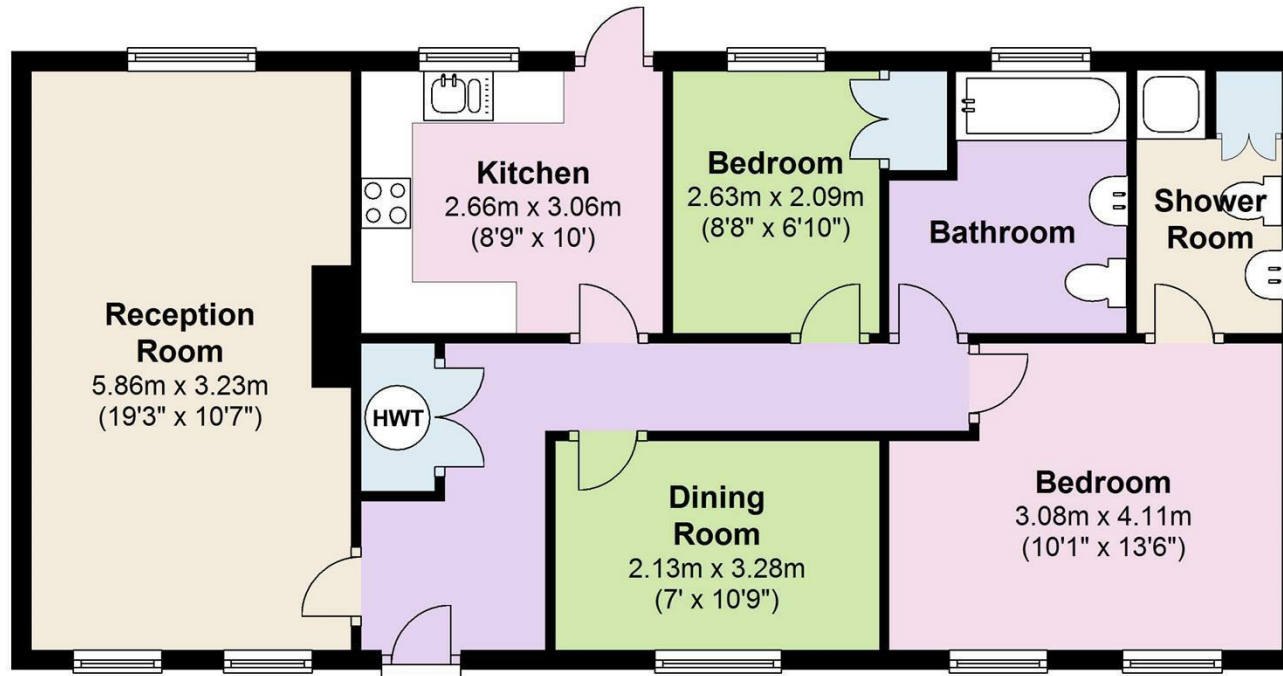




**PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.

## Ground Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 sq. feet)  
For illustration purposes only - not to scale

### VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: [office@susmansestates.com](mailto:office@susmansestates.com)

Website: [susmansestates.com](http://susmansestates.com)

*Radlett Estate Agents Limited trading as Susmans Estates.  
Registered Office: First Floor, Radius House, Watford,  
Hertfordshire WD17 1HP.  
Registered in England & Wales No.5579487*

Ref:

### IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating **D**

299 Watling Street, Radlett, WD7 7LA

**01923 859444**

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