



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Church Farm Way, Aldenham, Radlett, Herts, WD25



This CHARMING HOME is situated in the PICTURESQUE village of Aldenham, which is SURROUNDED BY BEAUTIFUL COUNTRYSIDE yet within easy reach of RENOWNED SCHOOLS and with GREAT MOTORWAY LINKS providing access to Central London by road. This delightful home which is situated opposite the highly regarded ALDENHAM GOLF AND COUNTRY CLUB benefits from GARDENS TO THE FRONT AND REAR allowing all day enjoyment of the sun which is complemented by GENEROUS COMMUNAL GROUNDS. The property also benefits from THREE ALLOCATED PARKING SPACES.

- Four Double Bedrooms
- Large Entrance Hall
- Three Generous Receptions
- Two Gardens
- Stunning Communal Lawns
- Great Road Links
- Picturesque Location
- Three Parking Spaces

£1,295,000 Freehold

Church Farm Way, Aldenham, Radlett, Herts, WD25

Accommodation Comprises

Entrance Hall **13'3" x 17'7" (4.04m x 5.36m) MAX POINTS**

Guest WC

Family Room **12'10" x 13'4" (3.91m x 4.06m)**

Lounge **23'2" x 17'1" (7.06m x 5.21m)**

Dining Room **12'0" x 10'5" (3.66m x 3.18m)**

Kitchen **12'0" x 11'4" (3.66m x 3.45m)**

Stairs to First Floor

First Floor Landing **25'1" x 4'1" (7.65m x 1.24m)**

Bedroom One **16'11" x 9'10" (5.16m x 3.00m)**

En-Suite **10'3" x 6'4" (3.12m x 1.93m)**

Bedroom Two **12'4" x 10'5" (3.76m x 3.18m)**

Bedroom Three **13'5" x 12'10" (4.09m x 3.91m) MAX POINTS**

With mezzanine floor offering potential for a home office, study, library or art studio

Bathroom **10'5" x 6'6" (3.18m x 1.98m)**

Bedroom Four **12'0" x 9'5" (3.66m x 2.87m)**

With substantial attic space above.

Private Garden

Front and rear gardens enjoying all round sunshine. Large storage space under the wall in the cottage garden.

Communal Grounds

The residents enjoy use of the generous well maintained communal gardens.

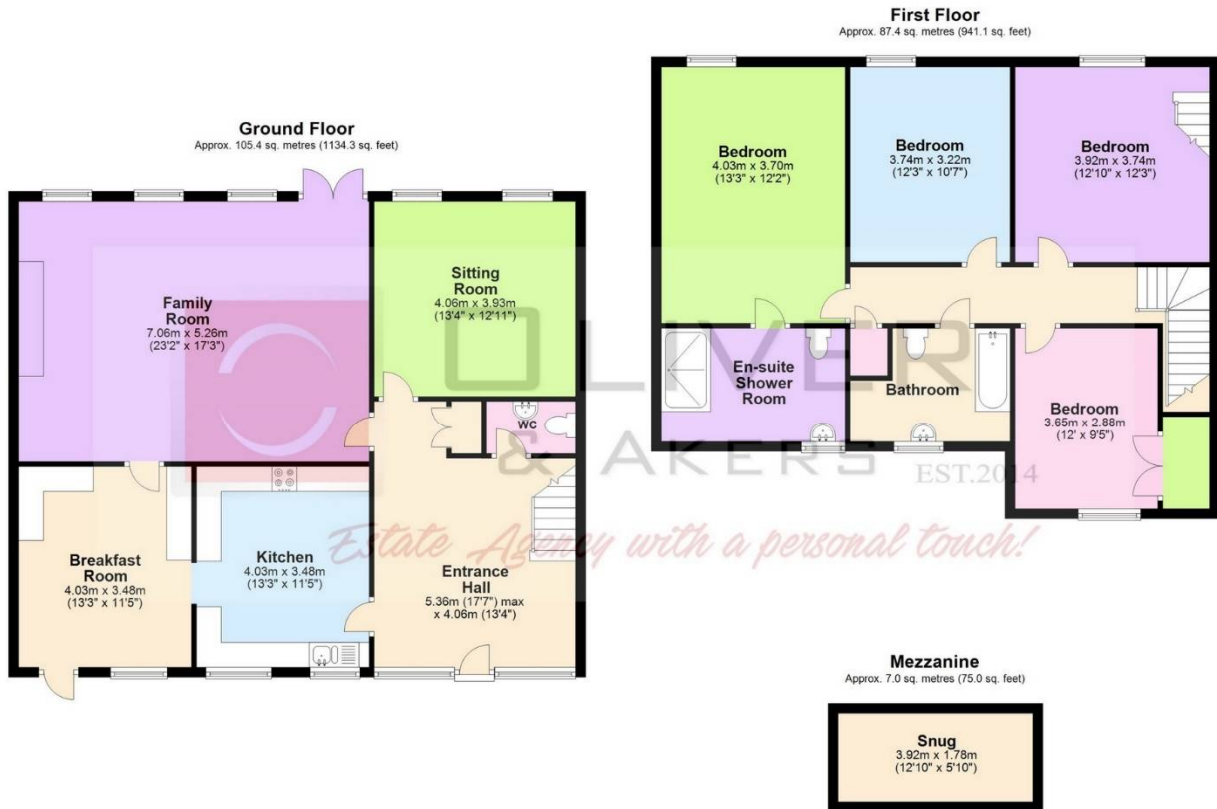
Parking

Three allocated parking spaces

Heating

The properties are served by a communal LPG gas tank.





Total area: approx. 199.8 sq. metres (2150.4 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.