

LUMLEY  
ESTATES



**ALDENHAM GROVE, RADLETT**  
**GUIDE PRICE £1,225,000 FREEHOLD**

# ALDENHAM GROVE

Radlett, Hertfordshire WD7 7BW

A charming period residence dating back to 1905, formerly part of the original Radlett Prep School, located on one Radlett's most sought after private turnings. The character filled accommodation boasts high ceilings throughout, with bay windows and fireplaces and is arranged over 3 floors. Features include; a lovely tiled entrance hall, beautiful main reception room with 4 double bedrooms, 3 bath/shower rooms, 3 receptions, stunning fitted kitchen, guest cloakroom and garage. Attractive rear garden with spacious terrace leading down to a landscaped lawn and borders. Within walking distance to the village, train station and places of worship.



- Beautifully presented
- Great Location
- Four bedrooms
- Three bathrooms
- Off street parking

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		

66
48

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales	
	EU Directive 2002/91/EC
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Not energy efficient - higher running costs	



**GROUND FLOOR**  
APPROX. FLOOR AREA 2,143 SQ FT (196.1 SQ M)  
(81.8 SQ M.)

**1ST FLOOR**  
APPROX. FLOOR AREA 734 SQ FT (67.2 SQ M.)  
(20.1 SQ M.)

TOTAL APPROX. FLOOR AREA 2,877 SQ FT (263.3 SQ M.)

Whilst every care has been taken to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. The seller and agent disclaim any responsibility for any inaccuracies which may have been passed on and no guarantee is given in respect of the accuracy of the plan.



Map data ©2021

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 The Property Ombudsman

