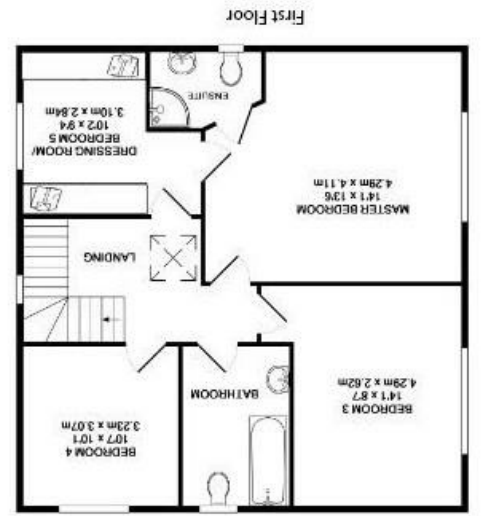
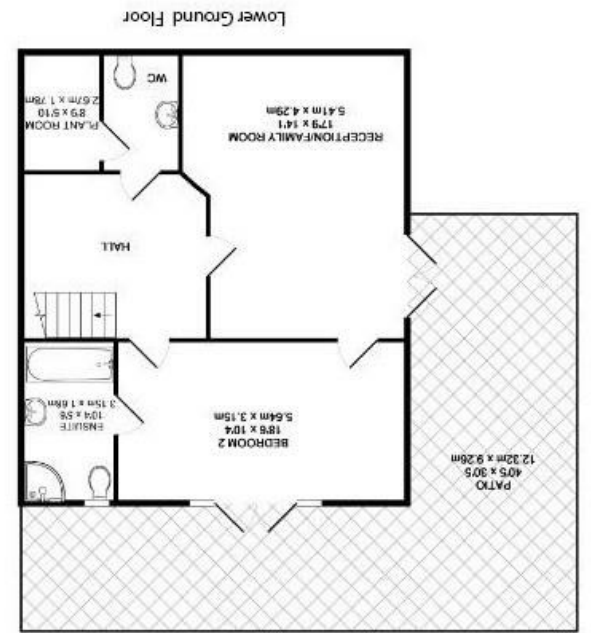


England & Wales		EU Directive 2002/91/EC
Not energy efficient - higher running costs		
G	(1-20)	
F	(21-38)	
E	(39-54)	
D	(55-68)	
C	(69-80)	
B	(81-91)	
A	(92 plus)	
Very energy efficient - lower running costs		
Current	77	Potential
Energy Efficiency Rating		



TOTAL APPROX. FLOOR AREA 2619 SQ.FT. (243.3 SQ.M.)
 Whilst every attempt has been made 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 error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LUMLEY ESTATES



Roundbush Lane, Aldenham
 Freehold

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Roundbush Lane
Aldenham
Herts WD25 8ET



'Oaklands' is a stylish modern home measuring circa 3000 Sq. ft of living space spread over 3 floors. Located in a private 'Mews style' development and centred round a stylish courtyard of just 5 bespoke homes, each built to a meticulous standard and finished to the highest of specifications.

Designed to blend in naturally with the idyllic surroundings, 'Oaklands' boasts an enviable address bounded by both greenbelt countryside and farmland yet conveniently located just 1.5 miles from Radlett's bustling centre and main line train station.

Arranged over three floors the property comprises of: spacious entrance hall, living room, dining room, fully fitted and equipped kitchen/breakfast room, utility, downstairs WC and a large integral garage. To the lower floor there is a large family/TV/playroom opening onto a patio area, large bedroom suite with fitted wardrobes and en-suite bathroom with shower cubicle and a further WC.

To the first floor there are four further bedrooms, one of which is currently used as a dressing room for the master suite which also an en-suite shower room and the accommodation is completed by a family bathroom.

Externally the secluded gardens extend to the side and rear, which back onto open farmland and offer lovely countryside views, there is an integral double garage and further parking area providing off road parking.

Planning permission has been granted for a single storey rear and side extension, plus converting the double garage which will significantly add to the overall square footage of the house. The link to the Hertsmere planning website is below:

<https://www6.hertsmere.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OIL87UIFFTT00>

