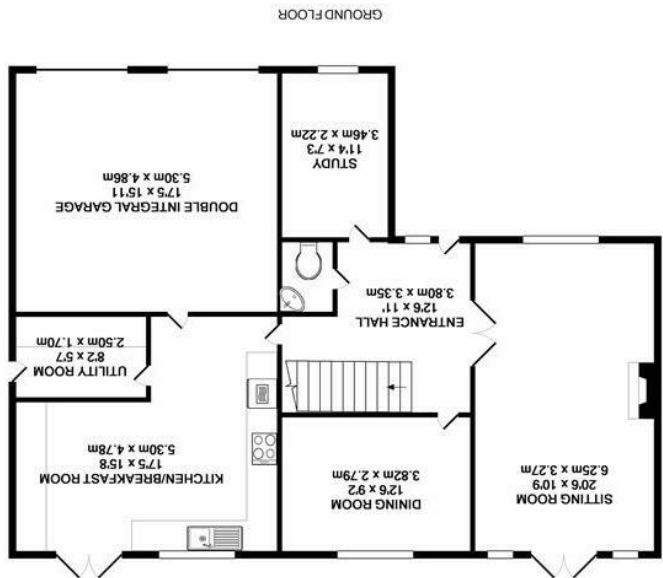
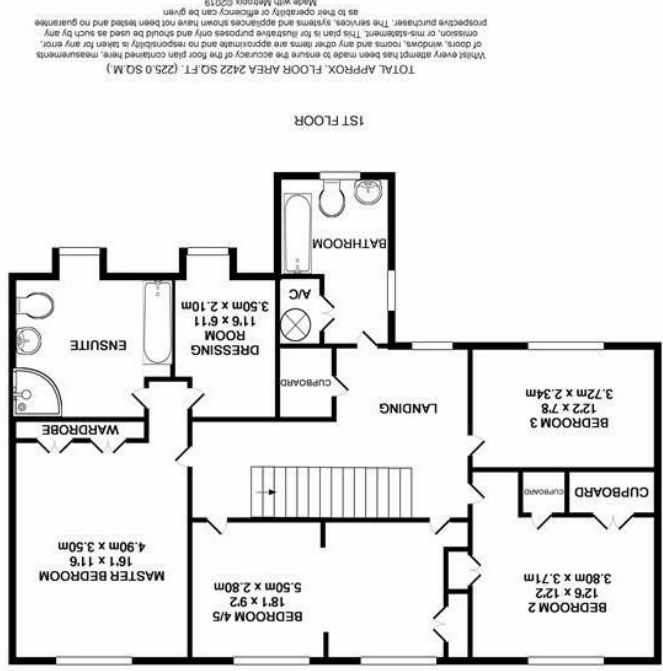


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential



LUMLEY ESTATES



Morgan Gardens, Watford  
 Freehold

Tel: 01923 853 366  
 Email: info@lumleyestates.co.uk



**Morgan Gardens**  
**Watford**  
**Hertfordshire WD25 8BF**



A wonderful four bedroom family home sitting on a generous plot of 0.39 acres. Located in a quiet cul-de-sac off of one of Aldenham's premier roads, just a stones throw away from Aldenham Golf Club and within easy reach of the M1, M25 and A41.

The property offers 2,422 Sq.ft of generous accommodation and comprises of: entrance hall, lounge, dining room, study, kitchen / breakfast room and a utility room to the ground floor.

To the first floor is the master bedroom with a large en-suite bathroom and dressing room, three further double bedrooms and a family bathroom.

To the rear is an approx 150ft south facing landscaped garden which overlooks stunning views of greenbelt land. To the front is a large 60ft driveway providing off street parking for numerous cars and a double garage which could easily be converted into a further reception room subject to planning permission.

