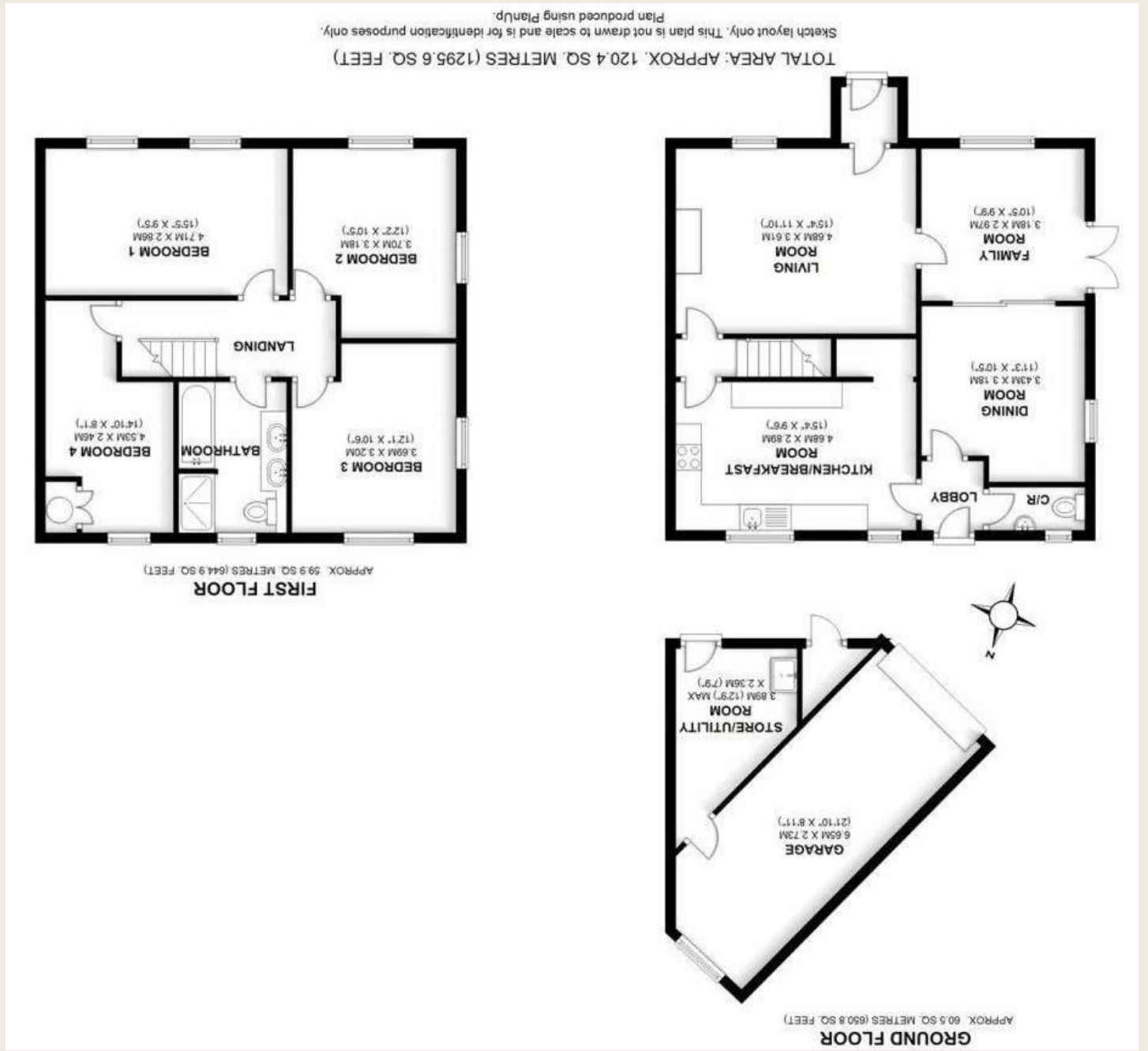
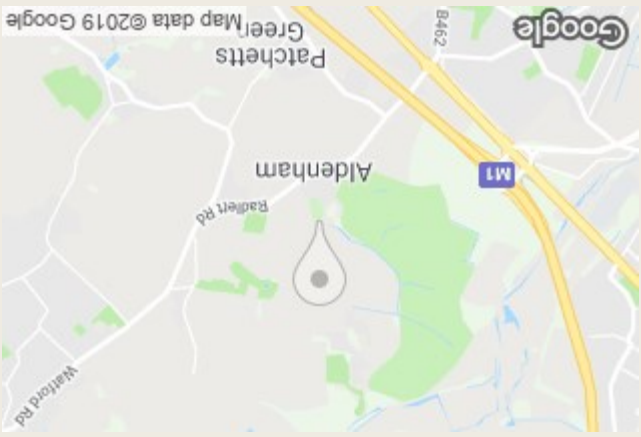


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	32
Potential	84



LUMLEY ESTATES



Church Lane, Aldenham  
 Freehold

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



**Church Lane**  
**Aldenham**  
**Hertfordshire WD25 8NA**



A beautiful semi-detached character cottage located within the quintessential rural village setting of Aldenham. The property comprises; 3 reception rooms, kitchen, ground floor cloakroom, 4 bedrooms and a family bathroom. To the front of the property is the main garden which is laid to lawn and surrounded by mature hedges and trees offering privacy and seclusion. To the rear of the property is off street parking with access to the garage and a useful outbuilding currently used as a utility room and courtyard rear garden.

Aldenham is located between Radlett and Watford, providing excellent access to the M1, A41, and M25. The main line Thames Link station is available from Radlett connecting to St Pancras International (25 mins) and the city. There is also the train from Watford Junction connecting to Euston station (in less than 20 mins).

There is an excellent selection of schooling both state and private within the locality to include Haberdashers Askes boys and girls, Aldenham School, Edge Grove and Watford Grammar Schools.

