



**HOLBROOK GARDENS, ALDENHAM**  
**£4,250 PCM**



# HOLBROOK GARDENS

## Aldenham, Hertfordshire WD25 8AB

This magnificent luxury three bedroom semi-detached house forming part of their award winning Wall Hall development in Aldenham boasts over 2500 sq ft of accommodation & benefits from stunning views over the surrounding 55 acres of historic parkland.

This stunning property benefits from an inviting entrance hall and large landing, large fitted kitchen / breakfast room, utility room, guest w/c and cinema room.

Further benefitting from a large formal lounge, further W/C, spacious master bedroom with stunning en-suite bathroom and large wardrobes, two further double bedrooms, main family bathroom and stunning private garden.

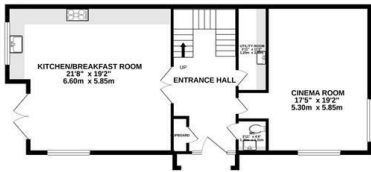
The property also benefits from in-app CCTV, Sonos in-ceiling speakers in all ground-floor and 1st-floor rooms, high-speed WiFi with additional access points on each floor, sensor porch security lighting, SKY Q with 3 additional mini boxes (if required).

The residents at Wall Hall enjoy a residents only gym and function/facility hall, children's play area, football pitch and tennis courts. Situated on the edge of the pretty village of Aldenham, Wall Hall offers a tranquil, rural setting and is adjacent to the Aldenham Golf and Country Club.

- Great Condition
- Stunning Grounds
- Off Street Parking
- 3 Double Bedrooms
- 2 Bathrooms
- Over 2,500sq.ft
- Cinema Room
- Good sized garden



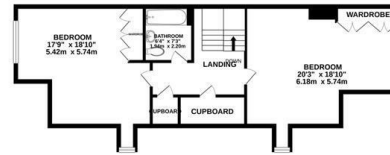
GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



2ND FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 2575 sq.ft. (239.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	71	England & Wales	EU Directive 2002/91/EC	71

