



Aldenham Road

Letchmore Heath WD25 8EW



Heath House, Aldenham Road, Letchmore Heath, Hertfordshire WD25 8EW

Heath House, opposite the duckpond and with direct access onto playing fields, is conveniently located in the beautiful village of Letchmore Heath. The property offers over 6200sqft, features include an indoor swimming pool, Gym, steam room and Sauna. The swimming pool leads to a game's room/reception room with bi-folding doors to the incredible garden. A stunning triple reception room which allows for flexible space to include a formal dining room, a separate fully fitted kitchen dining room which leads to the garden. There is a further fifth bedroom with an en-suite which is currently being used as a playroom. Further benefits include a study and a utility room. On the first floor there are four bedrooms all with en-suite bathrooms, the principal bedroom has a beautiful view over the garden and has a walk-in wardrobe and a stunning en-suite bathroom.

Located between Radlett and Aldenham, Letchmore Heath is a pretty village dating back to the 13th century and boasts a village green, pond and local public house dating back to the 17th century. It is within easy access to the M1, A41 and M25 and mainline Thameslink stations from nearby Radlett or Elstree connecting to Kings Cross St Pancras in less than 30 minutes. The surrounding countryside provides numerous activities including golf, riding and walking. Excellent schooling in both the private and state sectors are nearby, including Aldenham, Habs, Edge Grove and Radlett Prep.

































Aldenham Road, Letchmore Heath, Watford, WD25

Approximate Area = 6141 sq ft / 570.4 sq m

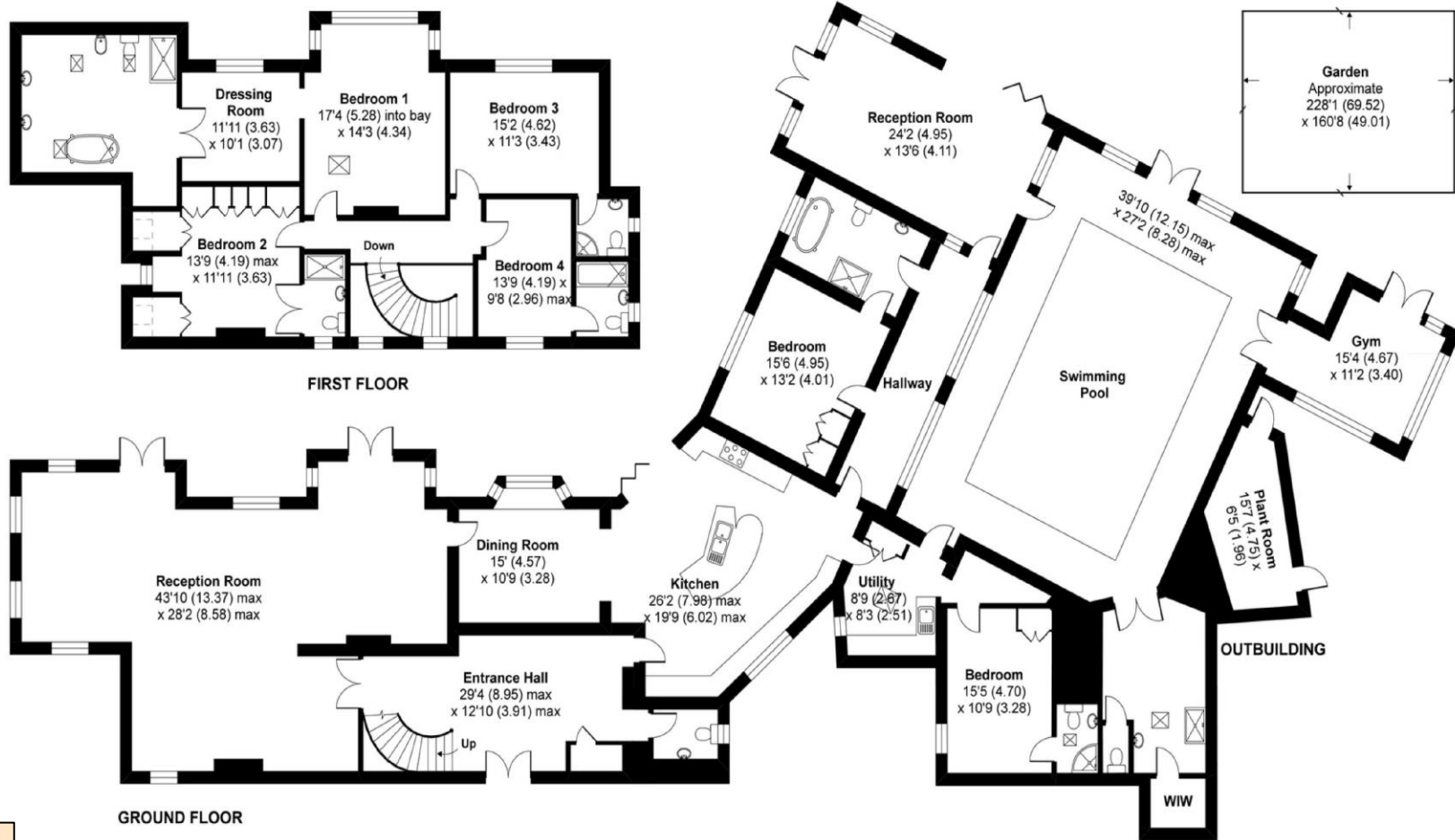
Limited Use Area(s) = 4 sq ft / 0.4 sq m

Outbuilding = 113 sq ft / 10.4 sq m

Total = 6258 sq ft / 581.3 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	74

EU Directive 2002/91/EC

Local Authority:
Hertsmere Borough Council
Council Tax Band: H
FREEHOLD

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



