



Aldenham Road
Letchmore Heath, Herts, WD25 8EW



ARAGON

A UNIQUE OPPORTUNITY TO ACQUIRE TWO SUBSTANTIAL FAMILY HOMES SET BEHIND A GATED ENTRANCE IN BEAUTIFUL SECLUDED GROUNDS OF APPROXIMATELY 2.38 ACRES

"Aragon" is an outstanding Victorian four-bedroom detached character residence offering luxurious and versatile living accommodation arranged over four floors.

Boasting a fabulous mix of original features such as high ceilings and stain glass together with modern interior design, Independent 'Bose' music system, high speed WIFI and CCTV.

You are welcomed on the ground floor into a spacious reception hallway which opens into sitting/dining room, stunning 56' bespoke fitted Kitchen/lifestyle room, study, utility room and guest cloakroom. A choice of two staircases leads down to a superb Entertainment/Games/Cinema Room.

The first floor has a spacious landing opening on to the principal bedroom with bespoke dressing room and en-suite, two further double bedrooms with en-suites and bespoke wardrobes and family bathroom. To the second floor there is a well proportioned bedroom along with generous eaves storage.

A separate Double Garage and drive provide plenty of off street parking.

"Aragon Coach House" sits to the right of "Aragon" and has undergone extensive refurbishment and extension to match the high specification of the main house. This additional home provides multiple options and flexibility.

The accommodation comprises of a welcoming entrance hall, open plan bespoke kitchen / dining room with sliding doors opening out onto the stunning patio area and extensive gardens, 22' sitting room also with double doors out onto the patio area and grounds. downstairs WC, store room and lift to the first floor.

To the first floor the principle suite has fitted wardrobes and en-suite bathroom, there are three further bedrooms and a family bathroom.

To the second floor there are two bedrooms, one of which has an en-suite bathroom.

Integral double garage, with driveway and parking.

The external grounds of these properties must be seen to be appreciated. They are meticulously maintained and landscaped and feature patios, gazebos, and an extensive lawn, perfect for outdoor entertaining. There is also a "Tee to Green" Huxley practice golf facility. Additionally, there are outbuildings to the rear, including a generously proportioned and well-appointed garage and workshop, a fully equipped gym, garden kitchen, and dining area.



Location: Situated between Radlett and Aldenham, Letchmore Heath is a pretty village dating back to the 13th century and boasts a central green, pond and local public house dating back to the 17th century. It is within easy access of 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. Conveniently located for many schools in both the private and state sectors, including Aldenham, Haberdasher's Aske's, Edge Grove and Radlett Prep.

Aragon

Council Tax: H

Local Authority: Hertsmere

Tenure: Freehold

Aragon Coach House

Council Tax: G

Local Authority: Hertsmere

Tenure: Freehold

Please contact the Prime Sales Office on 020 8016 4300
paul@statons.com or carolyn@statons.com





































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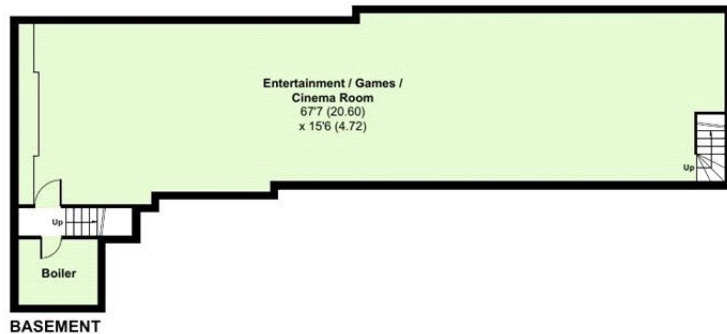
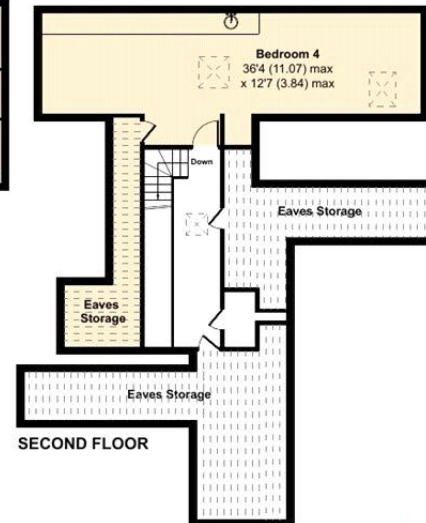
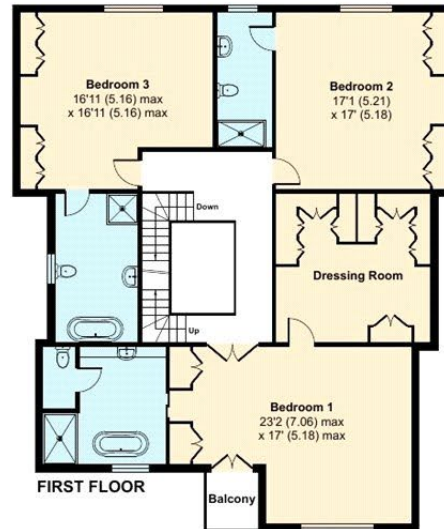
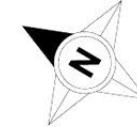
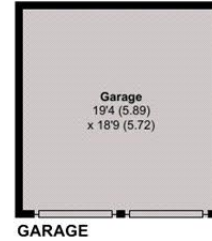
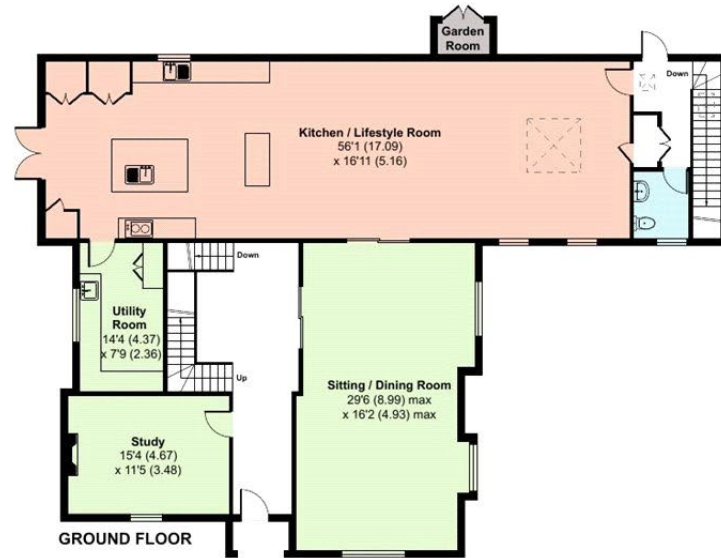
Approximate Area = 5599 sq ft / 520.1 sq m (excludes garden store)

Limited Use Area(s) = 471 sq ft / 43.7 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 6434 sq ft / 597.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Statons. REF: 1125965



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.































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Approximate Area = 3108 sq ft / 288.7 sq m

Outbuilding(s) = 3519 sq ft / 326.9 sq m

Garage = 306 sq ft / 28.4 sq m

Limited Use Area(s) = 116 sq ft / 10.8 sq m

Total = 7049 sq ft / 654.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Statons. REF: 1125969



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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STATONS
TOTTERIDGE

28-30 Totteridge Lane, London, N20 9QJ

Tel: 020 8445 3694

Email: paul@statons.com/carolyn@statons.com

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www.statons.com