



**Conross Hilfield Lane, WD25 8DW**

**£2,000,000**

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ESTATE AGENTS

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## Property Description

Nestled in the picturesque village of Aldenham, discretely set behind electric gates is this charming detached double fronted family home offered for sale in immaculate condition throughout.

Arranged over two floors only the house provides versatile accommodation to include large Kitchen/Diner, double length Reception Room with feature fireplace, indulgent Principal Bedroom suite with Dressing Room and en-suite Bathroom, Three further well proportioned Bedrooms, family Bathroom, large Utility/Boot Room and guest Wc.

Externally there is a large driveway with ample parking and double carport and a beautifully landscaped rear Garden with large Terrace, heated Swimming Pool and large Home Office/Gym.

Hilfield Lane is well placed for popular local schools including Aldenham, Haberdashers' Aske's and Edge Grove. The amenities and Thameslink Station in Radlett are within easy reach and there is excellent access to road links at the M1, A41 and M25 (providing further access to the London airports). The ever popular Little Alpine at The Three Compasses is within a stone's throw and Aldenham Golf Club is within approx 1/4 of a mile.

Council Tax Band G

Sole Agent

## Key Features

- CHARACTER DETACHED FAMILY HOME
- THREE FURTHER BEDROOMS
- LARGE KITCHEN/DINER
- UTILITY/BOOT ROOM
- 136' REAR GARDEN WITH HEATED SWIMMING POOL
- PRINCIPAL BEDROOM, DRESSING ROOM & BATHROOM
- FAMILY BATHROOM
- DOUBLE LENGTH RECEPTION ROOM
- GUEST WC
- AMPLE PARKING & CARPORT BEHIND ELECTRIC GATES

## Important Information

- **Price:** £2,000,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** Aldenham

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 69      | 79        |
| EU Directive 2002/91/EC                     |         |           |









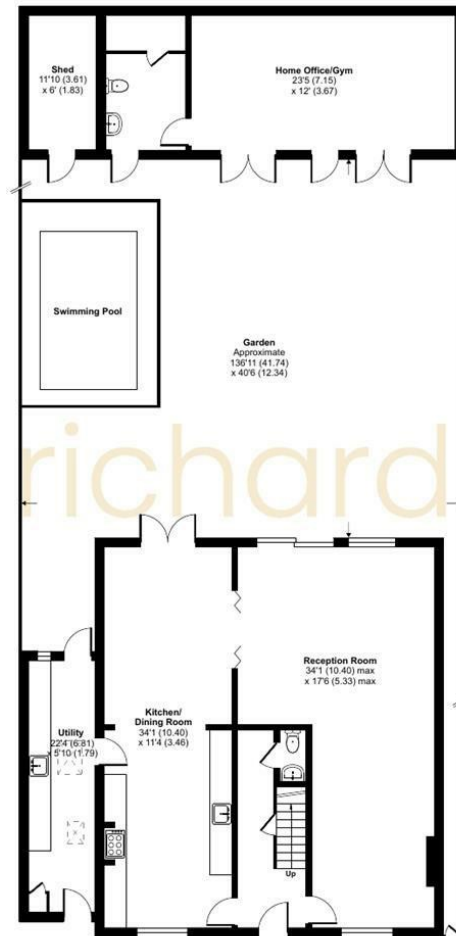




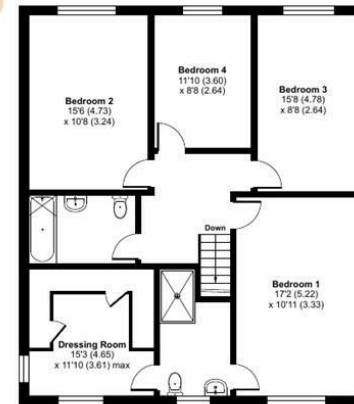


Approximate Area = 2132 sq ft / 198 sq m (exclude outbuildings)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Richard James Estate Agents. REF: 1240504

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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