

LUMLEY
ESTATES



ROUNDBUSH LANE, ALDENHAM
GUIDE PRICE £745,000 FREEHOLD

ROUNDBUSH LANE

Aldenham, Hertfordshire WD25 8BQ

A beautifully presented 3 bedroom detached property, situated in this prestigious and select development of just 5 bespoke homes designed and built by Relicpride, a name synonymous with quality, style and craftsmanship.

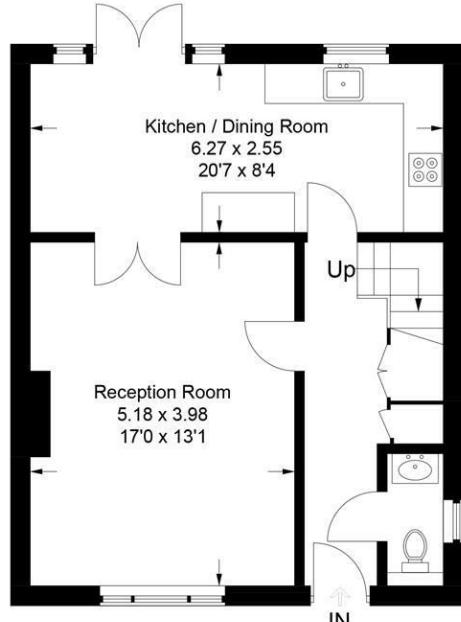
The property features underfloor heating throughout, double glazed sash windows offering an abundance of natural light, low maintenance south west facing sun trap rear garden, detached double garage and comprises; high quality 20ft Kitchen/Dining room with integrated appliances, spacious living room with feature fireplace, ground floor WC, master bedroom with en suite shower room, 2nd double bedroom, 3rd single bedroom and family bathroom.

Designed to blend in naturally with the idyllic surroundings 'Mulberry House' boasts an enviable address bounded by both greenbelt countryside and farmland yet conveniently located circa 1.5 miles from Radlett's bustling centre and main line train station.

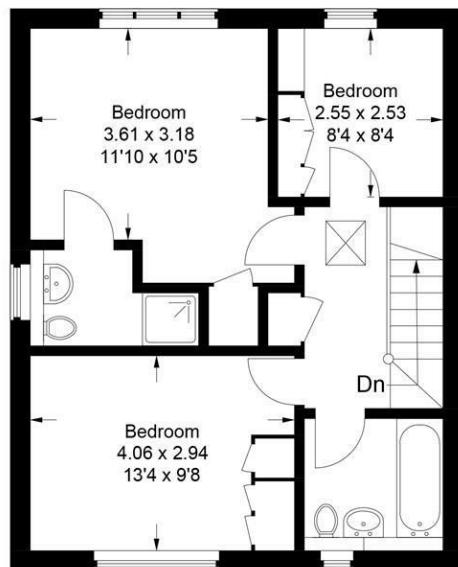


- Detached house
- NHBC Warranty
- Private development
- Close to motorway
- Downstairs w.c.
- En suite to master
- Underfloor heating
- S/W facing rear garden
- Double garage

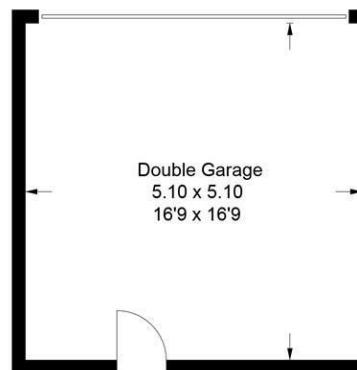
Approximate Gross Internal Area
 Ground Floor = 49.7 sq m / 535 sq ft
 First Floor = 49.4 sq m / 532 sq ft
 Double Garage = 26 sq m / 280 sq ft
 Total = 125.1 sq m / 1,347 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---|--|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 78 | 79 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | D |
| England & Wales | | EU Directive 2002/91/EC | D |

