



Summerhouse Lane, Aldenham

£1,250,000

proffitt  
& holt







## Summerhouse Lane

Aldenham, Watford

A fantastic opportunity to acquire this six bedroom detached property which is approximately 2,827sq.ft in size and in need of complete modernisation.

This property currently comprises of six bedrooms, four bathrooms, three reception rooms, a fitted kitchen plus utility room.

Outside, the substantial plot offers ample parking to the front, a detached outbuilding plus a summer house. This property is offered for sale with no upper chain.

Council Tax band: E

EPC Energy Efficiency Rating: D







## Summerhouse Lane

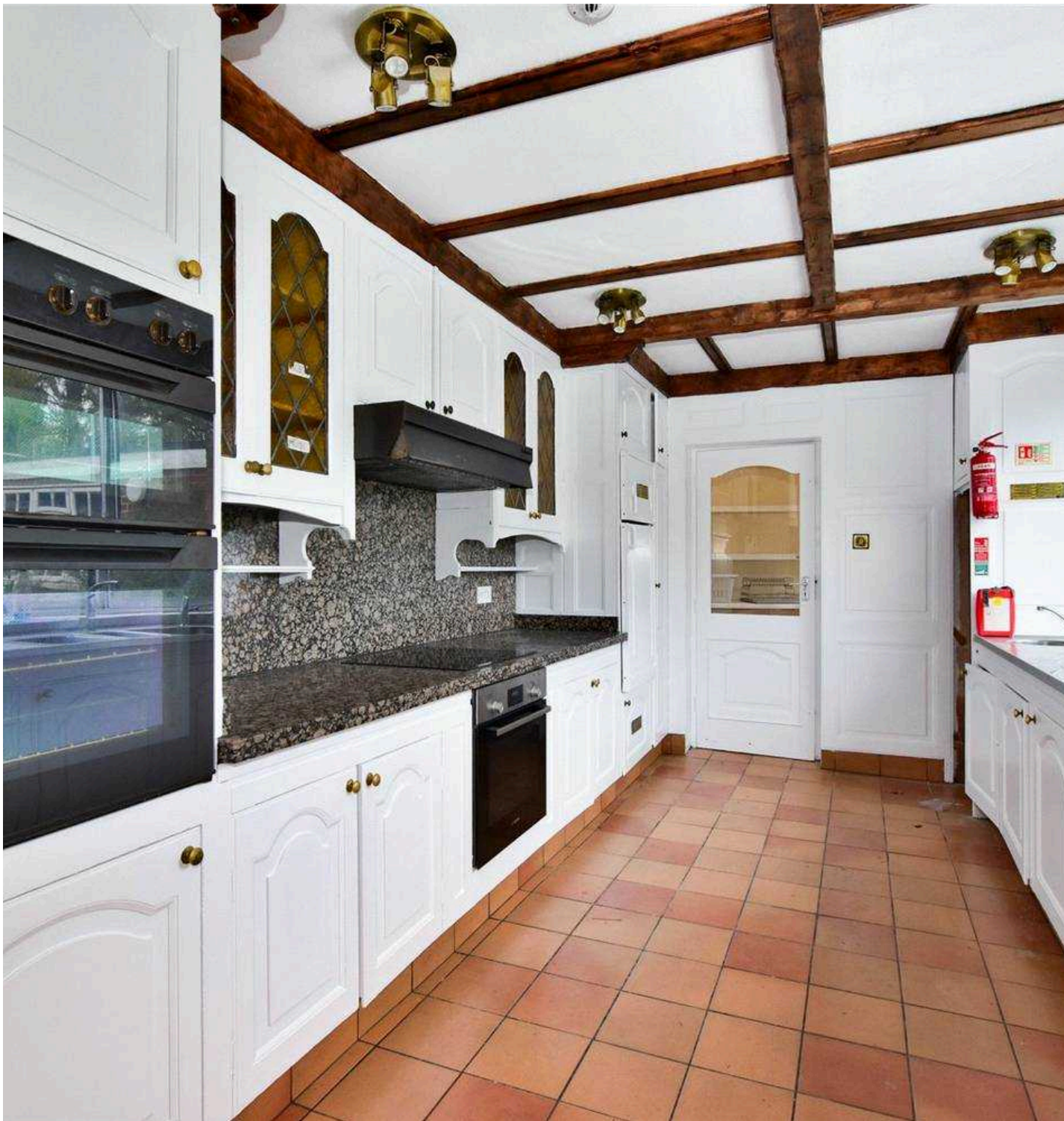
Aldenham, Watford

A fantastic opportunity to acquire this six bedroom detached property which is approximately 2,827sq.ft in size and in need of complete modernisation. This property currently comprises of six bedrooms, four bathrooms, three reception rooms, a fitted kitchen plus utility room. Outside, the substantial plot offers ample parking to the front, a detached outbuilding plus a summer house. This property is offered for sale with no upper chain.

- Requires Modernising Throughout
- Six Bedrooms
- No Upper Chain
- Large Garden/Land/Paddock
- Four Bathrooms
- Summerhouse and Outbuilding
- Three Reception Rooms
- Ample Off-Street Parking







For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## General Information

### Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

















### Ground Floor

Approx. 145.0 sq. metres (1560.4 sq. feet)



### First Floor

Approx. 88.8 sq. metres (955.9 sq. feet)



### Second Floor

Approx. 28.9 sq. metres (311.4 sq. feet)



Total area: approx. 262.7 sq. metres (2827.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.







## Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • [watford@proffitt-holt.co.uk](mailto:watford@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

