

Tel: 01923 677755
Fax: 01923 680729

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HILFIELD LANE, ALDENHAM - OFFERS IN EXCESS OF £775,000
4 Bedroom Semi-Detached House



A spacious and versatile four bedroom semi-detached house situated in Hilfield Lane in Patchetts Green hamlet, with stunning views over open countryside towards Aldenham village. Offering well-proportioned accommodation throughout, this attractive family home provides excellent flexibility and scope to suit a variety of buyers.

The property is situated closely to excellent schools including Edge Grove School, Haberdashers' School, Aldenham School, Fair Field Junior School, and Queens' School.

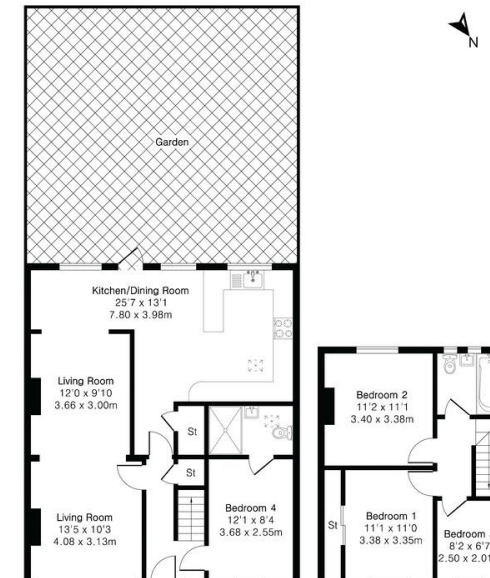
The ground floor comprises a welcoming entrance hall leading to a generous reception room, providing a comfortable space for relaxing and entertaining. There is also a well-equipped kitchen with access to the rear of the property, together with a fourth, ensuite bedroom which could also be repurposed as a home office, playroom or further reception space depending on the purchaser's requirements.

- Off-Street Parking (Driveway)
- Excellent London Transport Links Via Radlett, Elstree & Watford
- Large Private South-West-Facing Rear Garden
- Sought-After Location with Excellent Transport Links (Including to A41, M1 & M25)
- Gas Fireplace In Lounge and Underfloor Heating In Kitchen & Dining Room
- Patchetts Green Hamlet Location (Surrounded by Greenbelt Countryside & Close to Watford Town Centre)
- Two Bathrooms (One on Each Floor)
- Four Bedroom Semi-Detached House with Stunning Views in Excellent Decorative-Order

Approximate Gross Internal Area 1229 sq ft - 114 sq m

Ground Floor Area 831 sq ft – 77 sq m

First Floor Area 398 sq ft – 37 sq m



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		