



ENGEL JACOBS  
LONDON+HERTS



- Three Bedroom Family Home
- Two Bathrooms (One en-suite)
- Kitchen/Breakfast Room
- Lounge/Diner
- Allocated Parking
- Award winning Wall Hall Estate



**Middle Down**  
Aldenham

**£850,000**  
**Freehold**

## Entrance Hallway

**Kitchen/Breakfast Room** 8' 2" x 18' 0" (2.49m x 5.48m)

**Lounge/Diner** 19' 2" x 14' 8" (5.84m x 4.47m)

**Downstairs WC** 5' 10" x 3' 6" (1.78m x 1.07m)

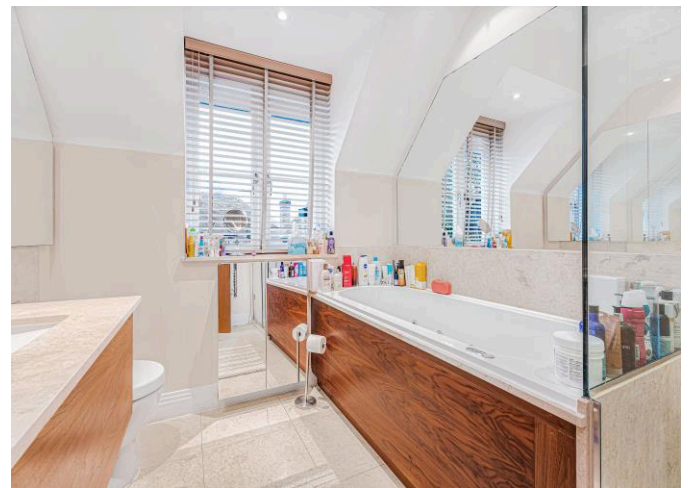
**Bedroom 1** 13' 5" x 14' 10" (4.09m x 4.52m)

**En-suite** 8' 5" x 10' 2" (2.56m x 3.10m)

**Bedroom 2** 9' 11" x 11' 7" (3.02m x 3.53m)

**Bedroom 3** 9' 3" x 11' 7" (2.82m x 3.53m)

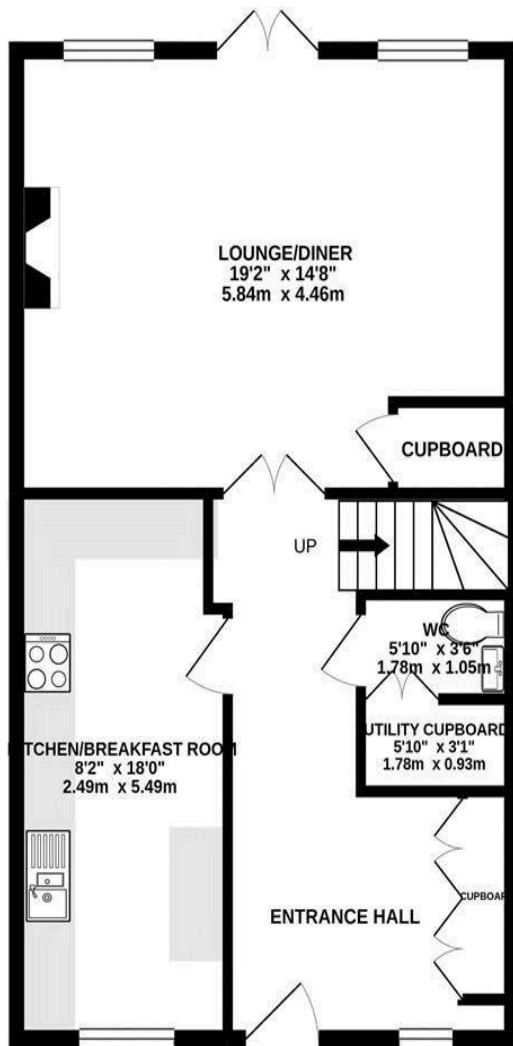
**Bathroom** 5' 9" x 8' 1" (1.75m x 2.46m)



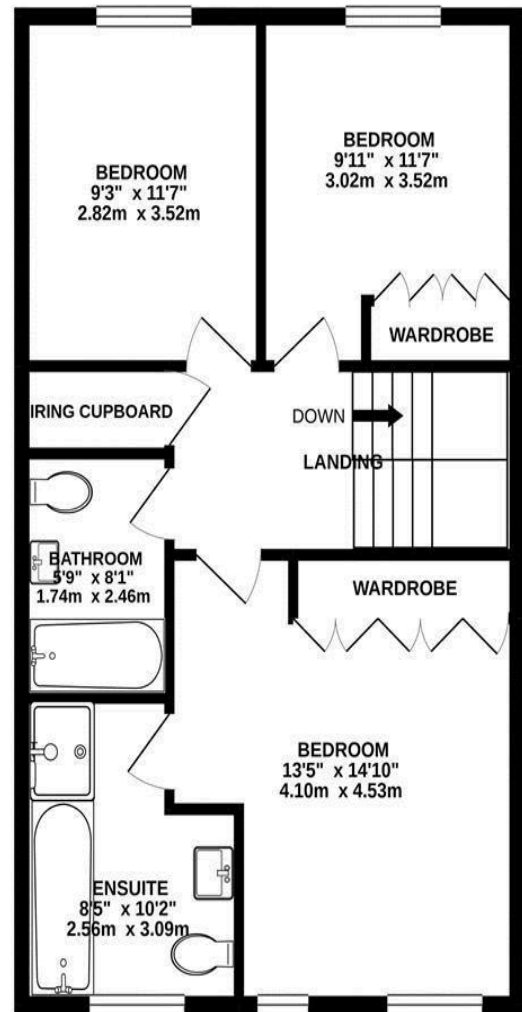
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.