





A FOUR DOUBLE BEDROOM DETACHED HOUSE WITH THREE BATHROOMS AND DOUBLE WIDTH GARAGE

We are delighted to offer for sale this attractive detached family home that is situated on an impressive plot within this delightful residential cul-de-sac in the highly sought after semi-rural village of Aldenham. Morgan Gardens is a pleasant and quiet residential location and is just short drive away from a choice of schools that include Aldenham School and both Haberdashers' Boys' and Girls' schools. Aldenham Country Park and the Aldenham Golf and Country Club are also close by. The ground floor is made up of a large entrance hallway, guest w.c., 20ft 4' double aspect reception room, dining room, study, kitchen/breakfast room with integrated appliances and separate utility room. On the first floor the two primary double bedrooms feature en-suites. There are two further double bedrooms and a family bathroom. Externally, there is an imposing approach to the property and to the rear is a superb 114ft sunny aspect garden. In addition to an integral double width garage, there is also ample off-road parking.



KEY FEATURES

- Chain free sale
- Double width garage plus ample parking
- South-east facing garden that incorporates a separate orchard area at the far end
- Four double bedrooms
- Three reception rooms
- Three bathrooms
- Kitchen/breakfast room & utility room



Morgan Gardens, Aldenham, Watford, WD25

Approximate Area = 1828 sq ft / 169.8 sq m

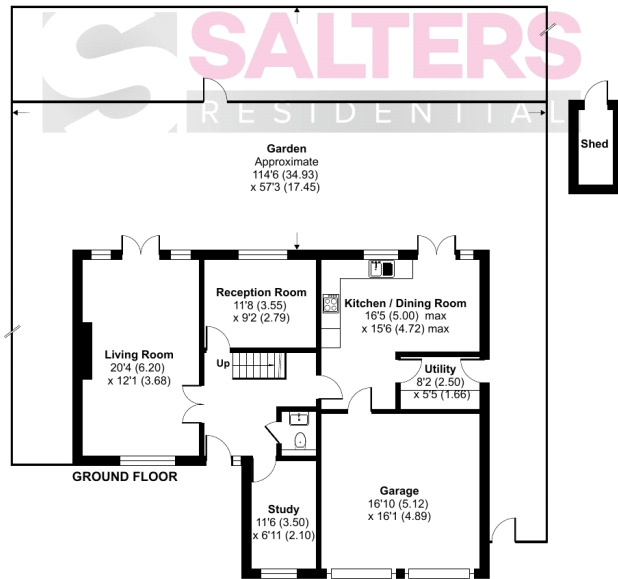
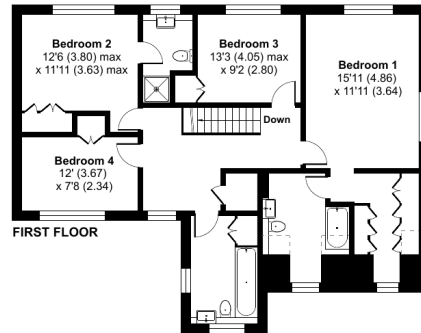
Limited Use Area(s) = 15 sq ft / 1.3 sq m

Garage = 263 sq ft / 24.4 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 2134 sq ft / 198.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Salters Residential. REF: 1484689

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C	71	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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