

Grange Lane, Letchmore Heath

£925,000 (Freehold)



Set in this charming hamlet of Letchmore Heath is this picturesque three bedroom cottage.

The accommodation comprises a lounge with a feature fireplace, a separate kitchen dining room and another sitting area with doors to your private patio garden. The ground floor is completed with a downstairs WC.

On the first floor there are three double bedrooms and a family bathroom

The property is offered in good condition and maintains a host of original features including fireplaces and beamed ceilings and benefits further from off street parking and a courtyard garden.

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Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.

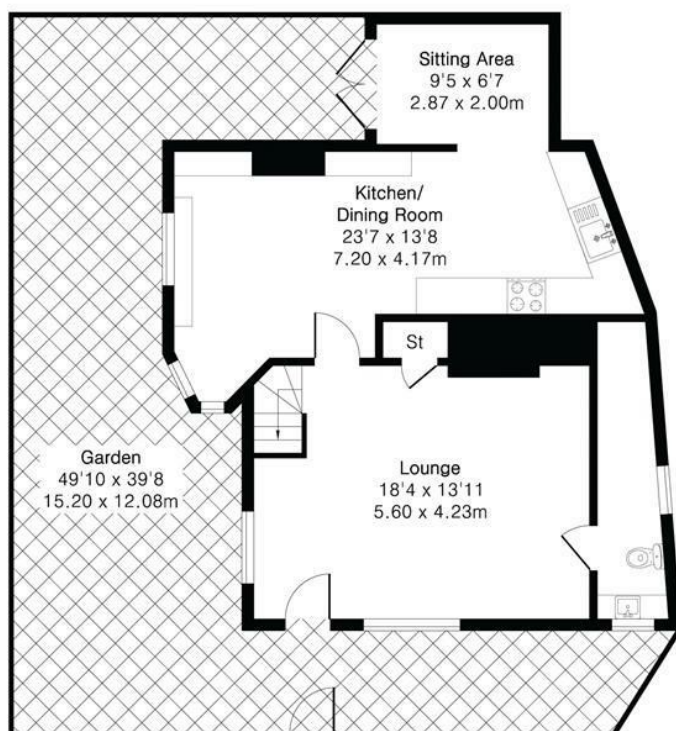




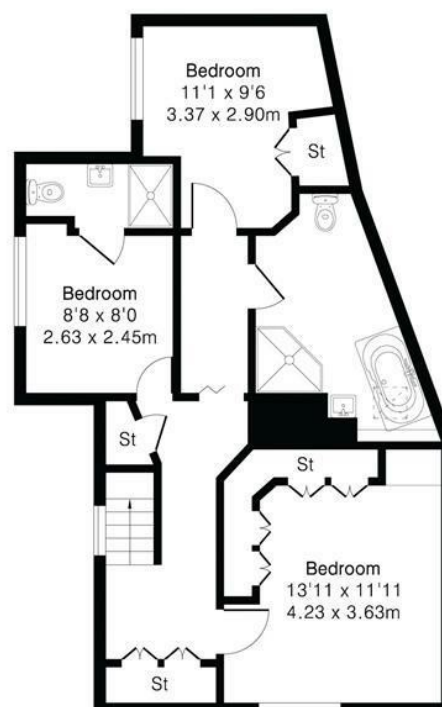
Approximate Gross Internal Area 1299 sq ft - 121 sq m

Ground Floor Area 666 sq ft – 62 sq m

First Floor Area 633 sq ft – 59 sq m



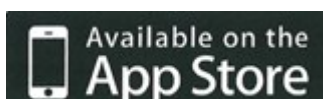
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	