

Back Lane, Letchmore Heath

£1,750,000 (Freehold)

VILLAGE
E S T A T E S



Dating back to approximately 1820, Triangle Cottage is a charming four bedroom detached home, offering rich period character features in the heart of the picturesque village of Letchmore Heath. Situated near a village green, duck pond, and local pub, this home offers idyllic village living.

The property is centred around an impressive kitchen, featuring an Aga and a breakfast area and opens seamlessly into a stunning oak framed orangery with doors leading to your private garden. Separately there is a generous sized lounge overlooking the garden. The ground floor is finished with a good sized Utility Room and a downstairs W.C.

The first floor features a generous principal bedroom with a beautiful ensuite shower room. A quirky split-level landing leads to three further double bedrooms, a family bathroom, and a perfectly positioned reading nook/TV snug.

Externally, the property boasts a private, south-facing garden with a large patio. It also includes a substantial driveway for several cars and a detached oak-framed garage, ideal for storage or flexible, alternative uses.

Letchmore Heath is a quaint hamlet which dates back to the 13th century boasting an abundance of charm and character. It also benefits from easy access to the M1, A41 and M25 and mainline Thameslink stations from nearby Radlett or Elstree connect to St Pancras in less than 30 minutes

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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.









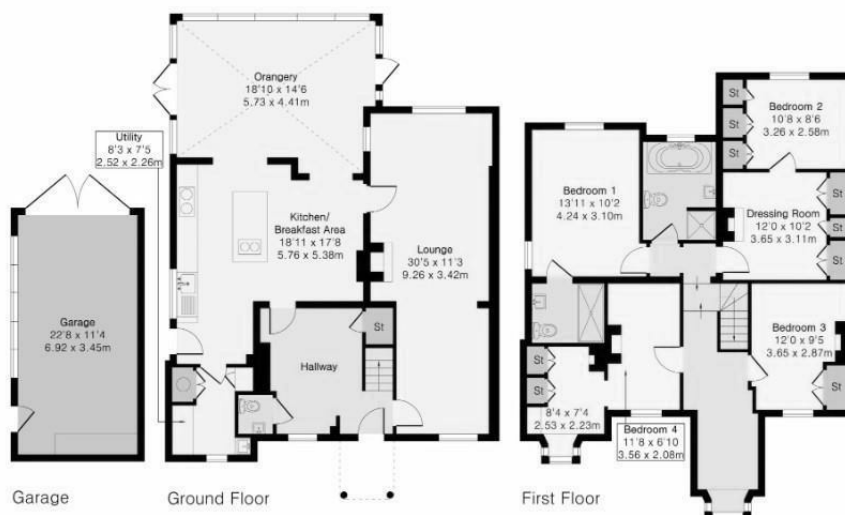


**Approximate Gross Internal Area 2262 sq ft - 210 sq m
(Including Garage)**

Ground Floor Area 1090 sq ft – 101 sq m

First Floor Area 915 sq ft – 85 sq m

Garage Area 257 sq ft – 24 sq m



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		
	62	78
England & Wales		
EU Directive 2002/91/EC		