

**The Green, Letchmore Heath**

**£795,000 (Freehold)**

**VILLAGE**  
E S T A T E S



A spacious yet charming character 4 bedroom semi detached which is located in the heart of the quaint picturesque village of Letchmore Heath. The property is offered for sale in good decorative order throughout.

The ground floor consists of a large entrance porch, a bright and spacious through lounge/dinner, kitchen/breakfast room, utility room, w.c and ample storage cupboards.

To the first floor is the master bedroom suite which benefits from a large en suite bathroom, a further two bedrooms and a family bathroom.

To the third floor is the 2nd bedroom which includes ample eaves storage.

To the rear is a nicely maintained 60' garden which includes various shrubs and plants and a large storage shed.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)

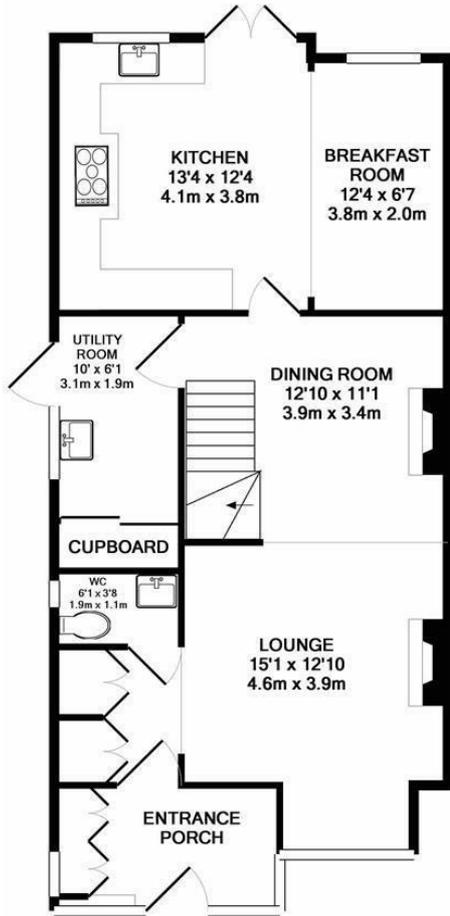


Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

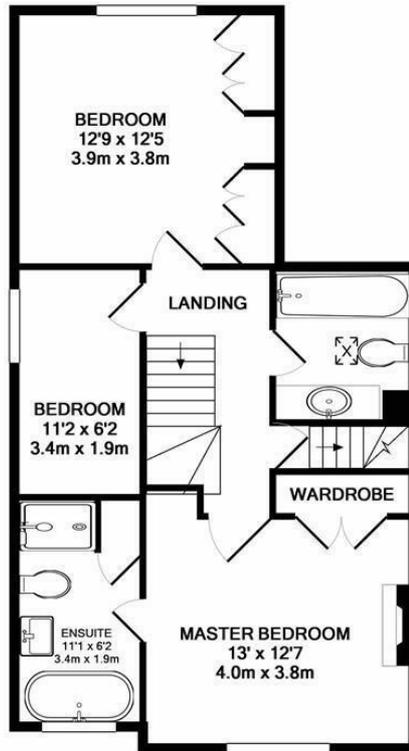
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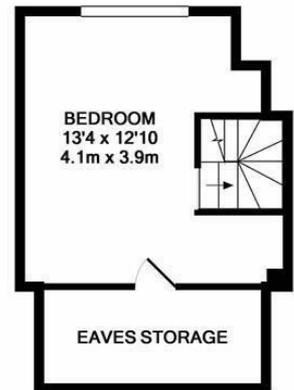




GROUND FLOOR  
APPROX. FLOOR  
AREA 764 SQ.FT.  
(71.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 596 SQ.FT.  
(55.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 215 SQ.FT.  
(20.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1575 SQ.FT. (146.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

70

43

