

St Johns Church, Chapel Lane
Letty Green, Hertfordshire, SG14 2PA
Guide price £2,500,000 Freehold

STATONS

Tel: 01707 661 144
Email: brookmans@statons.com
Bedrooms 4 | Bathrooms 3 | Receptions 3





St Johns Church, Chapel Lane
Letty Green, Hertfordshire
SG14 2PA



A unique and unrivalled opportunity to acquire this award winning Grade II listed 19th Century Church conversion situated on a plot of just under an acre. This elegant home has recently been restored and finished to an extremely high specification throughout, incorporating the latest in home technology including Cat 5, concealed television, under floor heating, Ventaxia air ventilation and heat recovery system, double glazed sun room with heat reflective glass and Bose system in living/dining rooms.

This outstanding residence has been sympathetically restored with an abundance of charm and character with a stunning reception space over several levels retaining the original stained glass windows, 4 individually designed bedroom suites, 3 bathrooms including 2 en-suites, a superb Mark Wilkinson kitchen with double doors leading into the beautifully designed sun room.

Located in the picturesque village of Letty Green, within reach of both Hertford town centre and Welwyn Garden City and their many amenities. Hertford North and Welwyn Garden City train stations provide regular routes for the commuter into Kings Cross and Moorgate. There are several excellent schools in the local area including Stormont, Lochinver House, Queenswood, Haileybury and Dame Alice Owen's.

Agents Note: Although this property was previously a place of worship the grounds have never been used for burial purposes, therefore there are no grave on this site.

For more [houses for sale in Brookmans Park](#) please call our Brookmans Park team 01707 661144.



St. John's Church, Chapel Lane, Letty Green, Hertford

Gross internal area (approx.)

Total = 348 sq m (3744 sq ft)

Main House = 298 sq m (3204 sq ft)

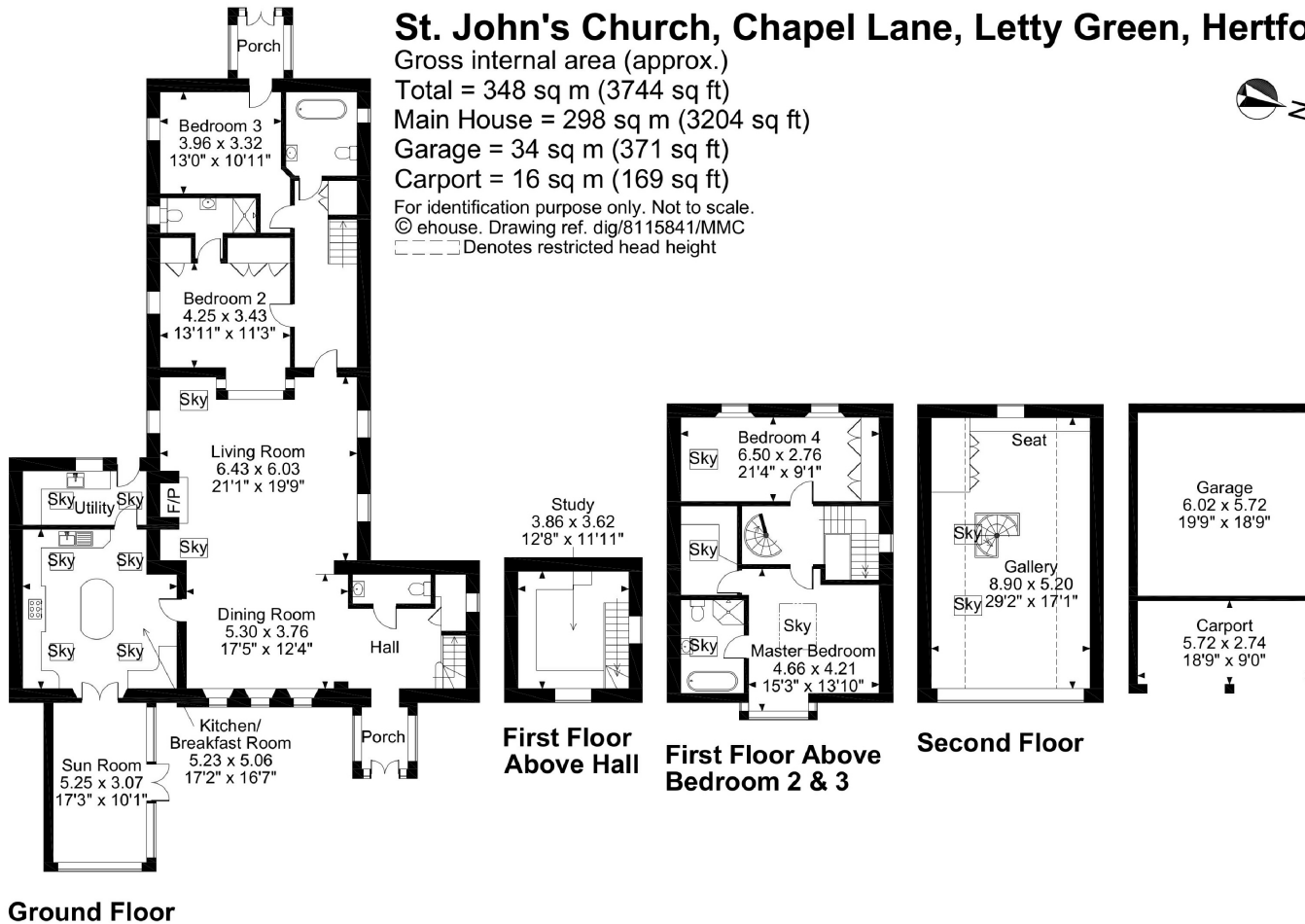
Garage = 34 sq m (371 sq ft)

Carport = 16 sq m (169 sq ft)

For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8115841/MMC

--- Denotes restricted head height



DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com