



## 2 The Elms Grange Lane

Letchmore Heath, Aldenham, WD25 8EA

Guide Price £550,000



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Open Estates are delighted to offer for sale this charming Victorian three bedroom cottage built in 1897 with Tudor style elevations and situated in the heart of the picturesque village of Letchmore Heath.

The property is in need of modernisation and offers a great opportunity to enhance and extend S.T.P.P. On the ground floor the accommodation comprises a lobby and entrance hallway opening into a good sized living and dining room, kitchen, small utility area and then a modern fitted bathroom with separate shower cubicle.

On the first floor are two double bedrooms and a further single bedroom as well as a separate W.C. and a good sized loft accessed from a hatch on the landing.

Externally, a long garden primarily laid to lawn is accessed directly from the kitchen and also with side access through a courtyard.

To the front of the property is unrestricted on-street parking and Radlett Village with its shops, cafes, restaurants and mainline train station are just a short drive away.

Letchmore Heath is ideally located for numerous well-renowned state and private schools and also easy access to the M1 and M25 Motorways, whilst still offering semi-rural country village living.

## Ground Floor

Steps up to timber front door.

## Lobby

Tiled flooring, front door to entrance hall.

## Entrance Hallway

Carpeted, decorative coving, wall-mounted radiator.

## Living Room

14'1 x 10'5 (4.29m x 3.18m)

Feature fireplace, decorative coving, wall-mounted radiator, window to front aspect.

## Dining Room

13'10 x 11'11 (4.22m x 3.63m)

Carpeted, decorative coving, open staircase to first floor, door to kitchen, window to rear aspect.

## Kitchen

10 x 7'10 (3.05m x 2.39m)

Range of dark wood units with complementary worktops, tiled splash backs, single bowl sink and drainer with mixer tap, under counter built-in oven, 4-ring hob with extractor unit above, wall-mounted boiler, tiled flooring, window to side aspect, door to rear garden, open doorway to utility area.

## Utility Area

Tiled flooring, space for washer, space for fridge/freezer, obscure glazed window to side aspect, door to bathroom.

## Bathroom

8'8 x 7'7 (2.64m x 2.31m)

Modern white suite comprising tiled panelled bath with chrome mixer tap and handheld shower attachment, sink with chrome mixer tap set on top of white vanity unit with storage cupboards below, close coupled WC, double shower cubicle with sliding glazed door, wall-mounted chrome shower controls, wall-mounted riser and shower attachment, inset spotlights, wall-mounted chrome towel warmer, wall-mounted radiator, fully tiled walls and flooring, ceiling mounted extractor unit, two obscure glazed windows to side aspect.

## First Floor

## Landing

Fully carpeted, decorative coving, access hatch to loft.

### Bedroom One

13'11 x 12'1 (4.24m x 3.68m)

Fully carpeted, range of white fitted wardrobes to one wall with up and over storage to the other, wall-mounted radiator, decorative coving, window to front aspect.

### Bedroom Two

11'11 x 7'8 (3.63m x 2.34m)

Carpeted, decorative coving, wall-mounted radiator, window to rear aspect.

### Bedroom Three

10'1 x 7'10 (3.07m x 2.39m)

Carpeted, range of fitted wardrobes, window to side aspect.

### W.C.

Low-level close coupled toilet, carpeted.

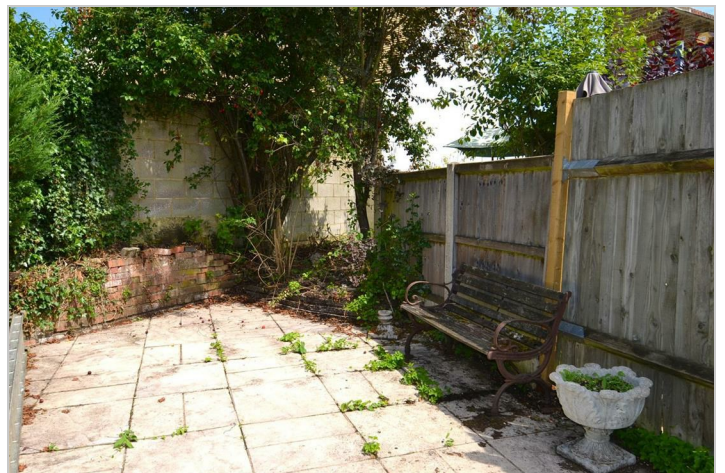
### Exterior

### Frontage

Tiled steps and pathway to front door, large raised bed beneath window with dwarf brick wall surround.

### Rear

Rear paved area to side of property leading to steps up to garden, mainly laid to lawn with assorted shrubs and bushes in need of maintaining, brick wall with timber gated side access via courtyard leading to front of property.



## Road Map



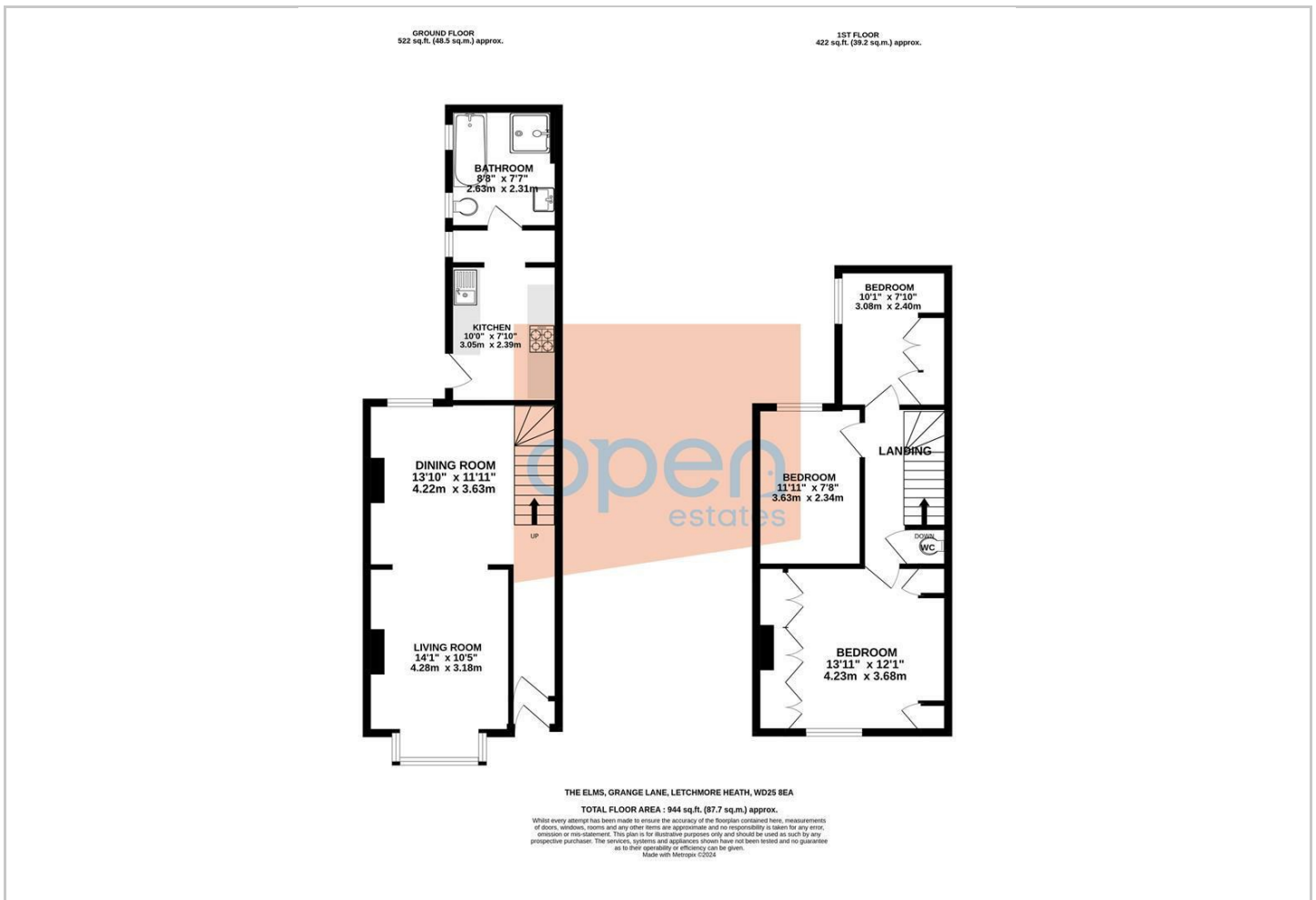
## Hybrid Map



## Terrain Map



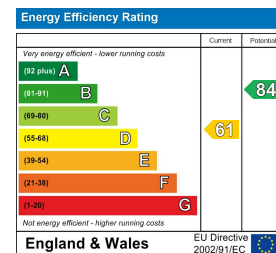
## Floor Plan



## Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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