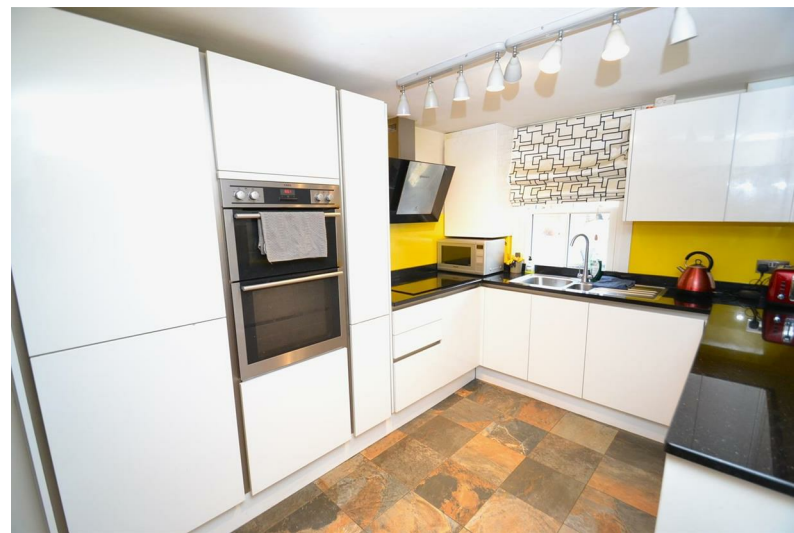




The Old Bakery Grange Lane

Letchmore Heath, Watford, WD25 8EB

Guide Price £829,950



The Old Bakery Grange Lane

Letchmore Heath, Watford, WD25 8EB

Guide Price £829,950



A unique four bedroom character property located in the centre of the charming and sought-after hamlet of Letchmore Heath. Retaining many of its original features including beamed ceilings on the ground floor as well as an original open fireplace, the house oozes charm throughout. This well-presented family home offers spacious accommodation spread across three floors and is located within easy reach of both Haberdashers Askes and Aldenham schools and some renowned state schools in nearby Radlett Village with direct rail links to Central London as well the A41 and M1 and M25 Motorways. The ground floor comprises a generous living/dining room which opens into a well-planned modern fitted kitchen which also includes a walk-in utility cupboard. An inner lobby to the rear gives access to a guest cloakroom and a door to the rear terrace. The first floor landing offers superb study/home office space with views over the communal courtyard and leads on to two good sized double bedrooms and a large single as well as a modern bath room with separate shower cubicle. The second floor is given up entirely to the bright and airy principal bedroom with 'Velux' windows and a modern fully fitted en suite shower room. Externally to the rear is a private terrace over-looking the delightful communal courtyard with brick-built storage and gated access to the front of this wonderful period home that was built circa 1860 and boasts a prime position in this desirable location.

Ground Floor

Solid wood, black front door leading directly into living/dining room.

Living/Dining Room

21'4 x 12'5 (6.50m x 3.78m)

Working fireplace with open hearth and grate and sandstone mantel, wood-style laminate flooring, feature oak ceiling beams throughout, four wall-mounted vertical designer radiators, two double glazed windows to front aspect.

Kitchen

10'7 x 8'10 (3.23m x 2.69m)

Comprehensive range of white high gloss wall and base units with black granite worktop and upstands, glazed splash backs, stainless steel 1 and 1/2 bowl sink and drainer with chrome mixer tap, induction hob with modern black and chrome 'AEG' extractor fan above, 'AEG' eye-level built-in double oven, cupboard housing 'Worcester Bosch' boiler, integrated 'AEG' dishwasher, pull-out larder cupboard, integrated fridge/freezer, tiled flooring, under-floor heating, spotlight fittings, window to rear aspect.

Utility Cupboard

Walk-in cupboard with space for washer and dryer, shelved storage unit.

Inner Lobby

Open plan from reception room with understairs storage cupboard, glazed doors to further hall space, wall-mounted vertical designer radiator, door to guest cloakroom, back door to courtyard.

Guest Cloakroom

Wall-mounted oval wash handbasin with chrome mixer tap, wall-mounted mirror with glass shelf above, fully tiled walls and flooring, inset, spotlights, ceiling-mounted extractor fan, obscure glazed sash window to rear aspect.

First Floor

Carpeted staircase to first floor, wall-mounted radiator, open shelf with black decorative iron hearth feature.

Landing/Study Area

Open-plan study area, storage cupboard with folding doors, fully carpeted, inset spotlights, two wall-mounted vertical designer radiators, window to rear aspect.

Bedroom Two

17'11 x 12 (5.46m x 3.66m)

Double bedroom, space for wardrobes, two wall-mounted horizontal designer radiators, fully carpeted, windows to front and side aspect.

Bedroom Three

12 x 11'10 (3.66m x 3.61m)

Double bedroom, space for wardrobes, inset spotlights, fully carpeted, wall-mounted horizontal designer radiator, sash window to front aspect.

Bedroom Four

11'2 x 7'10 (3.40m x 2.39m)

Double bedroom, space for wardrobe, fully carpeted, wall-mounted horizontal designer radiator, sash window to rear aspect.

Family Bathroom

9'1 x 4'3 (2.77m x 1.30m)

White suite comprising wash handbasin set atop wooden vanity unit with granite worktop, chrome mixer tap and wall-mounted mirror with glass shelf above, freestanding white roll-top bath with chrome feet, chrome period taps and handheld shower attachment, separate shower cubicle with wall-mounted controls and adjustable shower hose, low-level WC set in light wood unit with granite shelf, inset spotlights, wall-mounted chrome heated towel warmer, fully tiled walls and flooring, obscure glazed sash window to rear aspect.

Second Floor

Landing

Carpeted staircase to second floor with wall mounted radiator, small landing with storage cupboard.

Bedroom One

17'10 x 10'10 (5.44m x 3.30m)

Double bedroom, range of bespoke built-in wardrobes to either end, four doors leading to eaves storage space, fully carpeted, wall-mounted horizontal designer radiator, two 'Velux' windows to rear aspect, door to en suite shower room.

En Suite Shower Room

10'11 x 8 (3.33m x 2.44m)

Wooden door with obscure glazed panel, round wash hand basin with chrome mixer tap set atop vanity unit with granite worktop and storage drawers and further cupboard, range of matching grey cupboards with granite worktop along one wall, glazed shower cubicle with wall-mounted chrome controls and riser shower attachment, low-level WC set in matching unit with granite shelf, floor and wall-mounted chrome heated towel warmer, stone tiled walls and floor, ceiling-mounted extractor fan, 'Velux' window to rear aspect.

Exterior

Frontage

Wrought iron gate set between low stone walls with raised flower beds to either side, paved path and step to property.

Patio Area

Paved patio area with low brick wall surround providing space for seating or al fresco dining and leading to communal courtyard.

Communal Courtyard

17'9 x 9'2 (5.41m x 2.79m)

Block paved and cobblestoned courtyard with covered side access to front of property with storage cupboards and timber gated access to front of property and street beyond.



Road Map



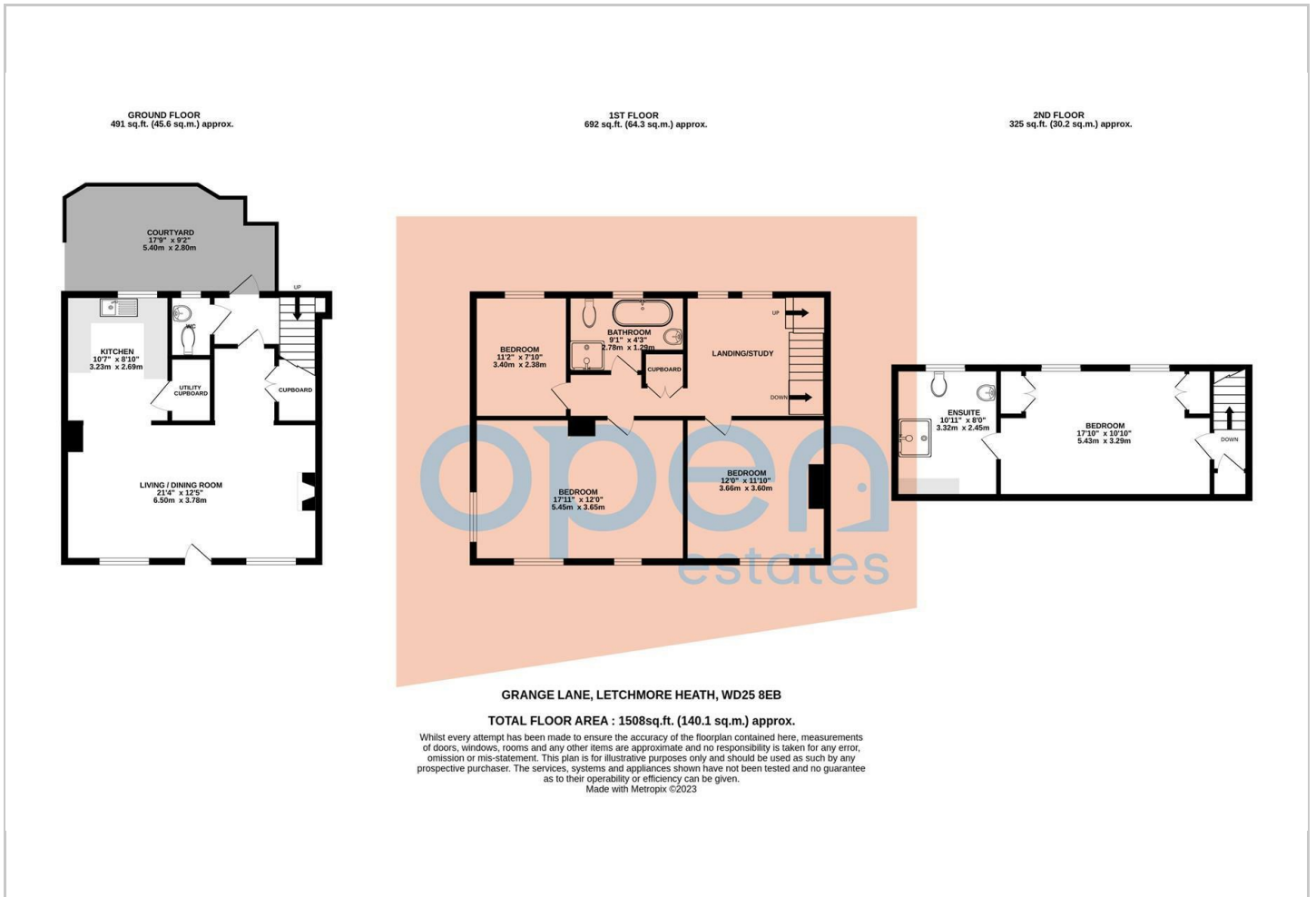
Hybrid Map



Terrain Map



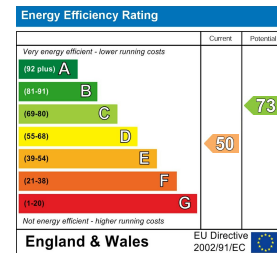
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.