



## The Old Rest, Back Lane, Letchmore Heath, WD25 8EJ

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A charming three bedroom detached Grade II listed period cottage located in the picture postcard Hamlet of Letchmore Heath, overlooking the village green and understood to be one of the oldest properties in Hertfordshire with original parts dating back to the 1600's. This extensively and sympathetically modernised home oozes character throughout and retains many of its original features, including exposed, restored beams, feature Stock Brick Fireplace and vaulted ceilings. Formerly The Village General Store, the current owners have gone to great lengths to refurbish the house with a generous blend of modern features to enhance its original character.

The accommodation comprises a living room, dining/TV/family room, fitted kitchen, family bathroom with separate shower cubicle and an additional guest cloakroom on the ground floor and three bedrooms all with built-in wardrobes on the first floor.

To the exterior is an extensive L-shaped rear garden leading to a modern annexe with a wet room which could be used as guest accommodation/home office/gymnasium and also a large detached garage with power and lighting.

Radlett Village with its array of boutiques, restaurants, cafes and mainline station with direct links to Central London are just a short drive away as are the M1 and M25 Motorways and a plethora of excellent state and private schools.

This delightful home also has the added benefit of being offered CHAIN FREE.

## GROUND FLOOR

### ENTRANCE HALL

Wall-mounted key pad for alarm system, two double storage cupboards, stairs to first floor, wall-mounted radiator, access hatch to loft with pull-down ladder, window to side aspect.

### FAMILY BATHROOM

11'4" x 5'8" (3.45 x 1.73)

Full wet room comprising wash hand basin with chrome mixer tap, low-level WC, panelled bath with chrome mixer tap, walk-in shower cubicle with wall-mounted chrome controls and riser with hose and shower head attachment, further wall-mounted shower heads, wall-mounted chrome towel warmer, fully tiled walls and flooring, extractor fan, obscure glazed window to side aspect.

### GUEST CLOAKROOM

White wash hand basin with chrome taps, low-level WC, tiled flooring, extractor fan.

### KITCHEN

15'7" x 8'1" (4.75 x 2.46)

Range of white 'shaker' units with real wood worktops and tiled splash backs, double 'Butler' sink with chrome mixer

tap, freestanding range cooker, integrated dishwasher, integrated washing machine, space for fridge/freezer, vaulted ceiling with original exposed Oak beams, tiled flooring, windows to side and rear aspect.

### LIVING ROOM

23'9" x 16'1" (7.24 x 4.9)

Original exposed Oak beams, ample space for sofas, feature Stock Brick fireplace with wood-burner, bespoke TV unit and storage to either side of chimney breast, part-tiled and part-carpeted flooring, wall-mounted radiator, two small windows to side aspect, large window to front aspect, French doors to rear garden.

### DINING/TV/FAMILY ROOM

15'9" x 14'1" (4.8 x 4.29)

Ample space for dining table and chairs, part vaulted ceiling with original exposed Oak beams, wall-mounted radiator, laminate flooring, two small windows to side aspect, large window to front aspect.

### FIRST FLOOR

### LANDING

9'1" x 4'0" (2.77 x 1.22)

Fully carpeted with doors to all bedrooms, window to side aspect.

## BEDROOM ONE

13'8" x 9'4" (4.17 x 2.84)

Double bedroom with vaulted ceiling and original exposed Oak beams, range of built-in wardrobes, fully carpeted, wall-mounted radiator, windows to side and rear aspect.

## BEDROOM TWO

14'4" x 8'3" (4.37 x 2.51)

Double bedroom with vaulted ceiling and original exposed Oak beams, built-in wardrobes, fully carpeted, wall-mounted radiator, window to front aspect.

## BEDROOM THREE

10'3" x 8'4" (3.12 x 2.54)

Double bedroom with vaulted ceiling and original exposed Oak beams, built-in wardrobes, fully carpeted, wall-mounted radiator, window to front aspect.

## EXTERIOR

### FRONTAGE

Paved area with white picket fence surround, gated path to front door, letter box, side access to rear garden.

## REAR

L-shaped garden comprising paved patio leading to area of lawn bordered by attractive well-stocked flowerbeds, decked sun terrace incorporating feature Willow tree, exterior water tap, side access to front of property.

## ANNEXE

17'5" x 14'9" (5.31m x 4.50m)

Large garden building comprising a kitchenette and shower room ideal for guest accommodation, home office or gymnasium.

## GARAGE

19 x 14'9" (5.79m x 4.50m)

Detached brick-built garage with side access door, windows, lighting and power, up and over door accessed via garden and driving along a gated lane.





## Road Map



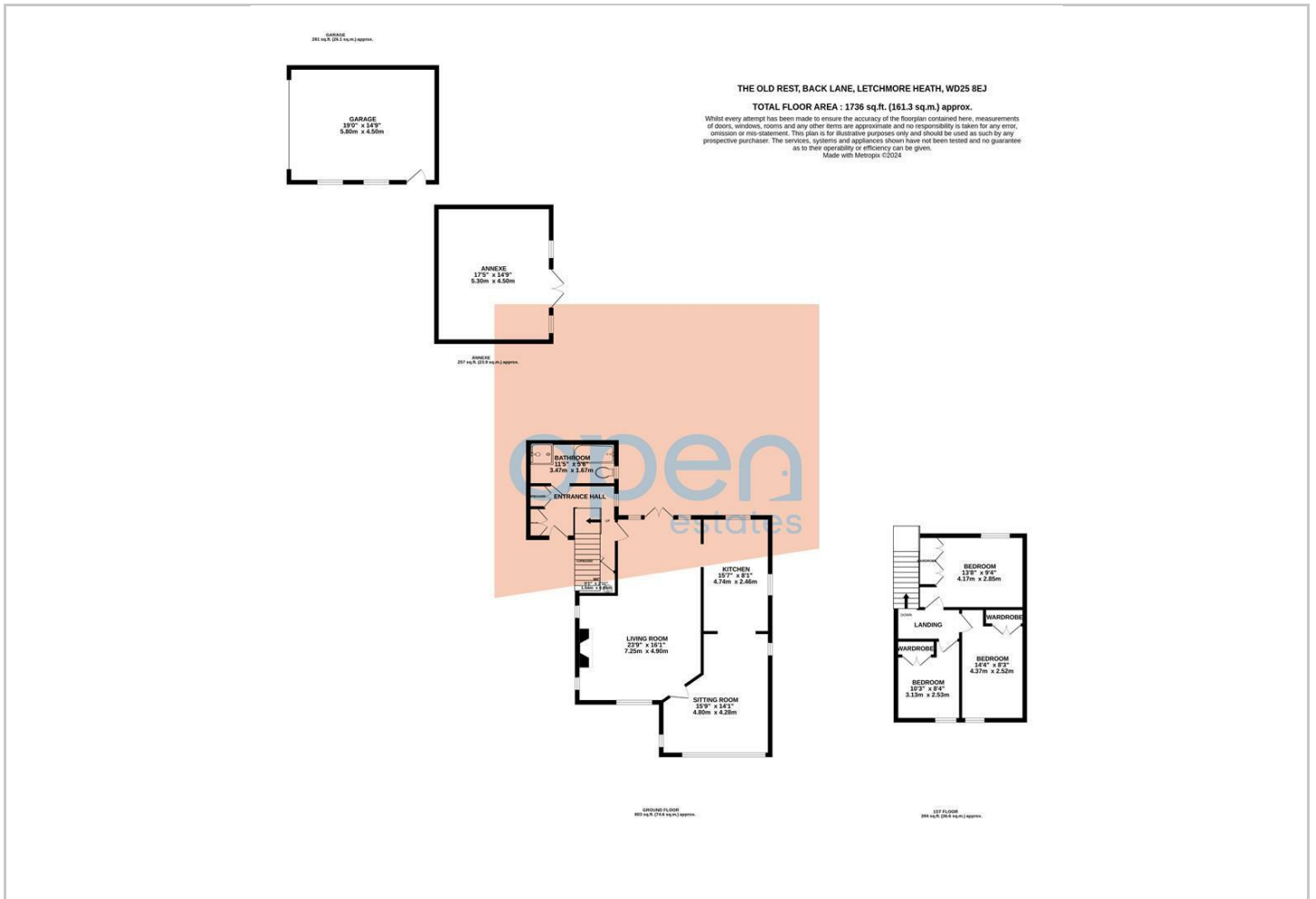
## Hybrid Map



## Terrain Map



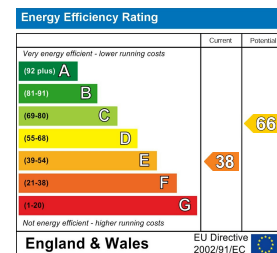
## Floor Plan



## Viewing

Please contact our Open Estates Lettings 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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