



PUTTERILLS

est. 1992

3 Crown Cottages, Ley Green, Kings Walden, SG4 8LU
Offers in excess of £550,000

A spacious extended Grade II listed end of terrace cottage with delightful garden and stunning countryside views to the rear.

This stunning Grade II listed cottage offers character features including an inglenook fireplace, wood burning stove and exposed beams which are seamlessly blended with more modern amenities. The property has been extended to provide generous proportions and includes an open kitchen/dining area, large sitting room, three double bedrooms and first floor bathroom. Externally there is a delightful rear garden measuring approximately 90' x 36' with breathtaking views to the rear. To the front there is an off road parking space.

The pretty hamlet of Ley Green is in the parish of Kings Walden which is less than half a mile away and is home to a country pub and useful post office stores. More comprehensive facilities can be found in the market town of Hitchin 4.7 miles away, which has rail services to London Kings Cross in approximately 35 minutes. Harpenden which is only 9 miles with its elegant tree-lined high street, provides both sophisticated shopping and eateries and prompt train travel to London and beyond.

The house is very well placed for education with a variety of schools at Preston, Hitchin and further afield at St Albans and Cambridge. Buses for some of the most popular schools collect from Hitchin for onward travel. There is a lot to do within both walking and driving distance of the house with numerous footpaths and bridleways criss-crossing the countryside, and for those working on their handicap there is a good choice of golf courses to visit. Ley Green is also conveniently placed for, the A1(M) which is only 6.5 miles and Luton airport 5 miles.

LOBBY 6'2" x 4'8" (1.88m x 1.42m)

DINING AREA 13'9" x 11'8" max (4.19m x 3.56m max)

Measured into fireplace.

KITCHEN 11'8" x 9'5" (3.56m x 2.87m)

SITTING ROOM 19'9" x 12'3" (6.02m x 3.73m)

FIRST FLOOR LANDING

BEDROOM ONE 12'3" x 10'10" (3.73m x 3.30m)

BEDROOM TWO 12'1" x 9'4" (3.68m x 2.84m)

BEDROOM THREE 11'8" x 11'2" (3.56m x 3.40m)

L-shaped, maximum measurements

BATHROOM 8'4" x 6'1" (2.54m x 1.85m)

PARKING

REAR GARDEN 90' x 36' (27.43m x 10.97m)

SUMMER HOUSE 8'10" x 7'4" (2.69m x 2.24m)

FINN FOREST LOG CABIN 18'6" x 12' (5.64m x 3.66m)

TENURE

Freehold

EPC

EXEMPT FROM EPC AS LISTED

**FLOORPLAN AND BROCHURE
DISCLAIMER**

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

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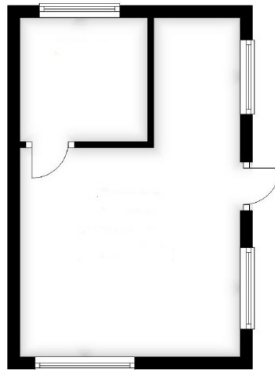
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





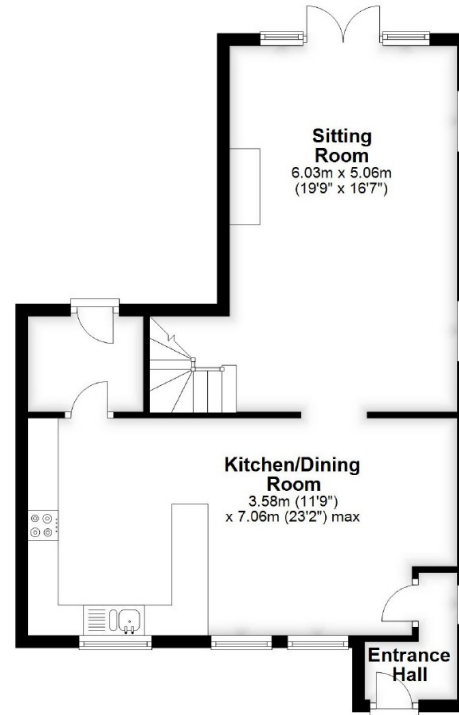


Finn Forest Log Cabin



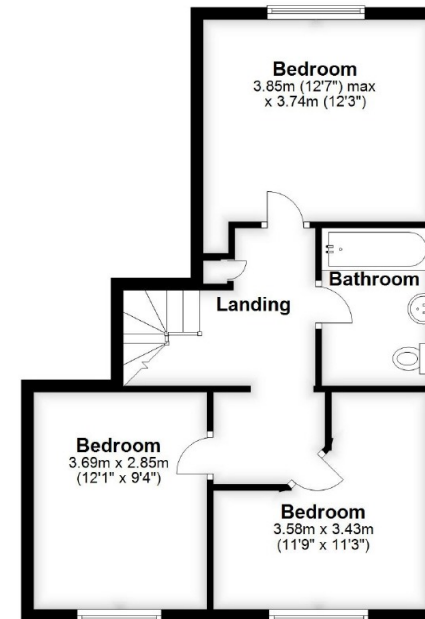
Ground Floor

Approx. 59.8 sq. metres (643.9 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



**Summer
House**
2.67m x 2.26m
(8'9" x 7'5")

Shed

Total area: approx. 108.5 sq. metres (1167.5 sq. feet)



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