



5 Bedrooms



3 Bath/Shower Rooms



3 Reception Rooms



Garage



0.7 of an acre



EPC Band tba

Council Tax

Band F
- £3,421.51 25/26

Local Authority
North Hertfordshire



Tea Green, Luton, Hertfordshire, LU2

A detached cottage in superb countryside originally built on the edge of this North Hertfordshire hamlet in around 1840 and subsequently extended and improved by the current owners to create a comfortable family home

- 🏡 Period detached home in a delightful rural setting
- 🏡 Good size plot with paddock
- 🏡 Double detached garage with stables
- 🏡 Three reception rooms
- 🏡 Cottage kitchen breakfast room
- 🏡 Five bedrooms
- 🏡 Two bathrooms and cloakroom

Description

A five bedroomed home in very good decorative order with a good size garden and small paddock extending to approximately 0.7 acres in total. The house is set on a raised plot and is enclosed by post and rail fencing and natural hedgerow. The large driveway with room for at least four cars leads to the garage and paddock and via a flag stone path to the front door. The entrance hall with staircase to first floor leads to the reception rooms all of which have views over fields on all sides. The kitchen breakfast room overlooks the rear garden and is fitted in a cottage style with space for breakfast table and four chairs. A large utility room leads off the kitchen and is ideal for boot storage, washing machines and as a dog room if required. The dining room comfortably seats six with wood burning stove and leads to the main reception room which has a triple aspect to front, side and rear and door to the garden. On the first floor there are four bedrooms all with lovely views one with ensuite and a modern family bathroom. Stairs lead to the top floor where there is a final sizeable bedroom with views toward the village. Outside this lovely home there are formal gardens around the house and patio area and to add further to the property the owners rent a small section of additional rear garden for a small sum annually. The driveway and double garage leads to a store room and two stables, which open onto the paddock.

Location

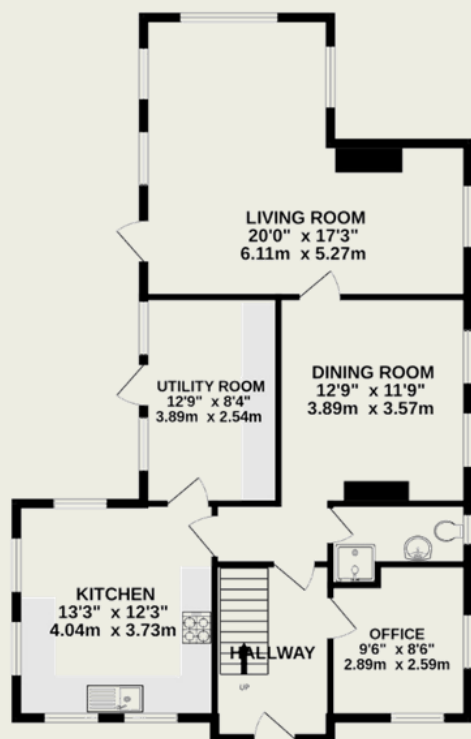
Tea Green is a highly convenient rural location only a few minutes drive from the outskirts of Luton and 15 minutes to Harpenden and Hitchin. There is great access to both airport and motorways whilst being in the heart of the countryside.



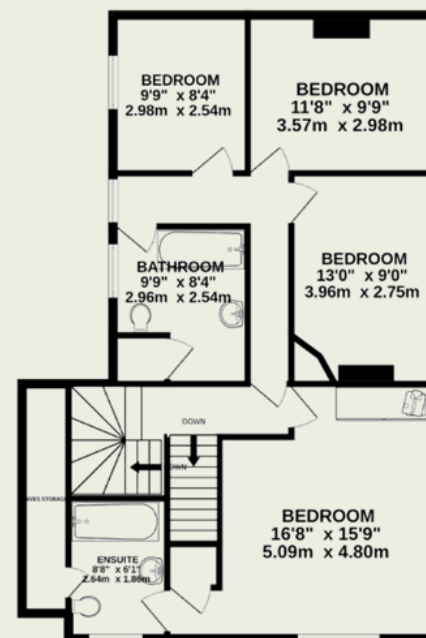
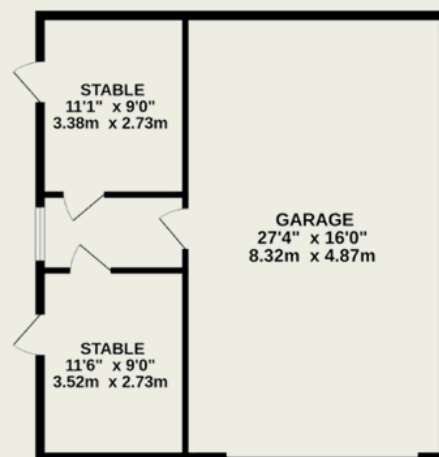


Important Information

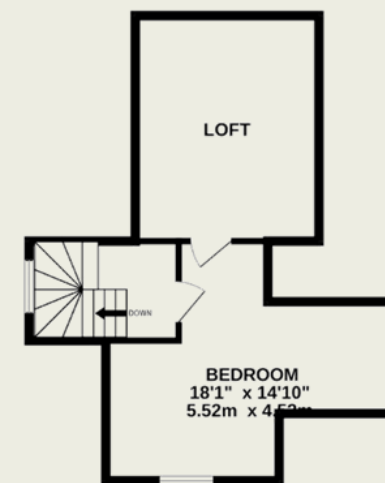
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GROUND FLOOR
1585 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

TOTAL FLOOR AREA : 2828 sq.ft. (262.7 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each image are approximate and must be viewed as such.