



14, Chapel Lane, Hertford  
SG14 2PA  
Guide Price £1,250,000



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## 14 Chapel Lane, Letty Green, Hertford, Hertfordshire, SG14 2PA

\*\*\*\*CHAIN FREE\*\*\*\* An attractive 1930's detached family home located within this highly sought after residential road in the heart of the idyllic village of Letty Green. The property currently requires renovation works and therefore offers excellent scope for improvement (subject to the usual consents). The accommodation as it stands comprises of an entrance hall, 3 reception rooms and a kitchen on the ground floor. On the first floor, there are 4 bedrooms and a family bathroom. The generous plot offers ample driveway parking, whilst the rear garden is approximately 110ft.

The property is located within one of the area's most sought after village locations, the rarely available Chapel Lane. Letty Green is an idyllic village surrounded by beautiful countryside including the popular Cole Green Way nature trail. The village primary school, Hertingfordbury Cowper JMI is a short distance away as is the popular country pub, The Cowper Arms. Both Hertford and Welwyn Garden City are a short drive away providing an excellent shops, restaurants and schooling for all ages, along with a choice of mainline train stations serving London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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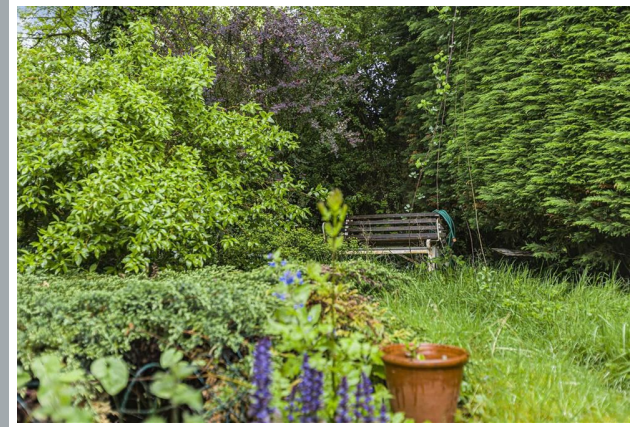


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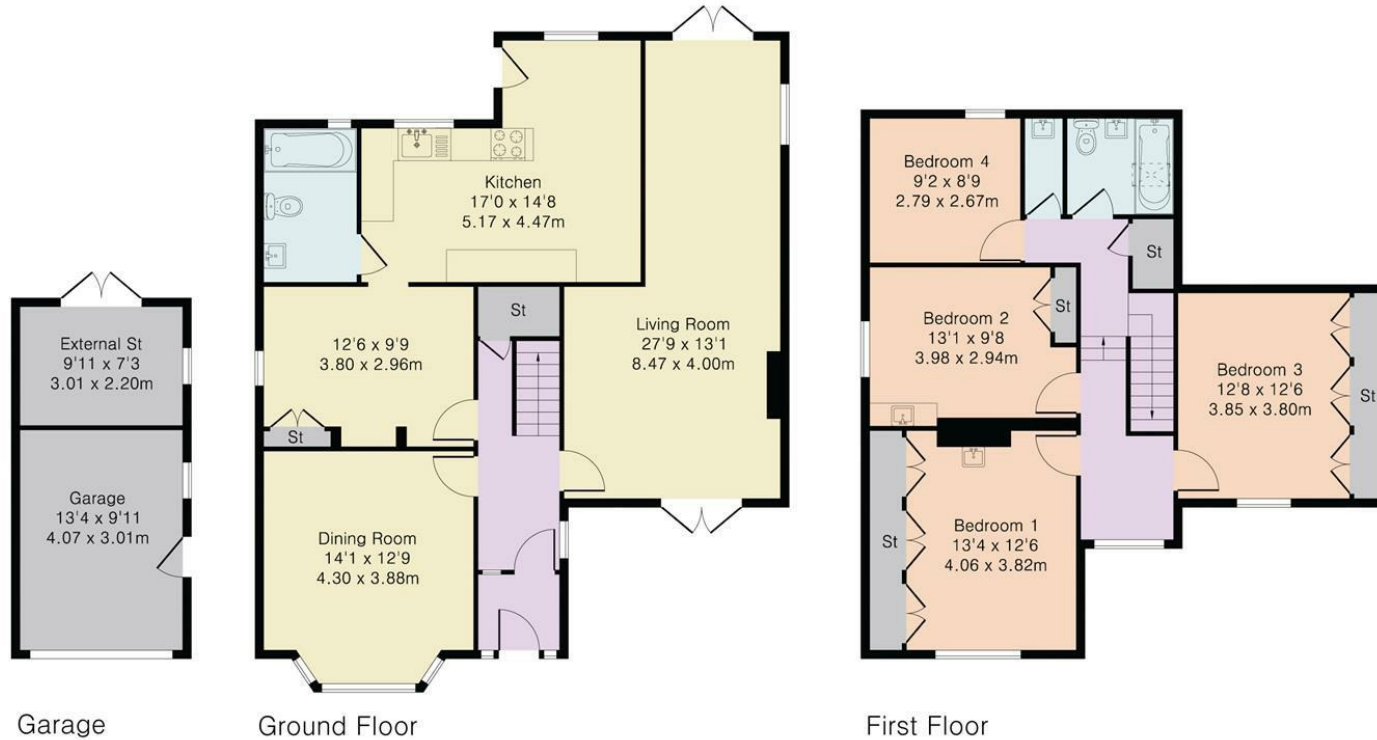


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Approximate Gross Internal Area 1896 sq ft – 176 sq m  
Ground Floor Area 974 sq ft – 90 sq m  
First Floor Area 716 sq ft – 67 sq m  
Garage Area 206 sq ft – 19 sq m



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.



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