



Chain Free

Four Double Bedroom

Large Driveway

Quality Modern Kitchen

Landscaped Gardens

Quiet and Desirable Village Location.



17 Woolmers Lane
Letty Green, SG14 2NU

£1,250,000

Thomas Childs & Co are delighted to bring to market a detached house located on this desirable leafy road in Letty Green near Hertford. The ground floor offers a large entrance hallway, W.C, a huge bright, rear family/living room that leads into a brand new exquisite kitchen/diner designed by 1909. This gorgeous space backs onto the garden with access through bi-fold doors. Also on the ground floor is a utility room, an office, three large double bedrooms, two of which are en-suite. The first floor offers up a landing kids TV area and a large principle bedroom with em-suite and dressing room. The property has a large newly laid driveway, a half garage to the front and to the rear the gardens have been redesigned and landscaped. The property is set in a very quiet part of the village; Woolmers lane and would be ideal for a down-sizing family or professionals looking to enjoy village life. Letty green is very well positioned close to Hertford Town, Potters Bar, Welwyn Garden City, Hatfield and sits just off the A1m for London and the A10 for Cambridge. Viewing strictly by appointment only. Call Thomas Childs & Co on 01992 721 321

Approximate Gross Internal Area 1947 sq ft - 181 sq m

Ground Floor Area 1469 sq ft – 137 sq m

First Floor Area 478 sq ft – 44 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**THOMAS
CHILDS & CO**
ESTATE AGENTS

www.thomas-childs.com



Energy performance certificate (EPC)

17 Woolmers Lane Letty Green HERTFORD SG14 2NU	Energy rating E	Valid until: 12 December 2033
		Certificate number: 5537-1022-3309-0722-3292

Property type	Detached house
Total floor area	182 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.