



22, Letty Green, Nr Hertford
SG14 2NZ
Guide Price £675,000



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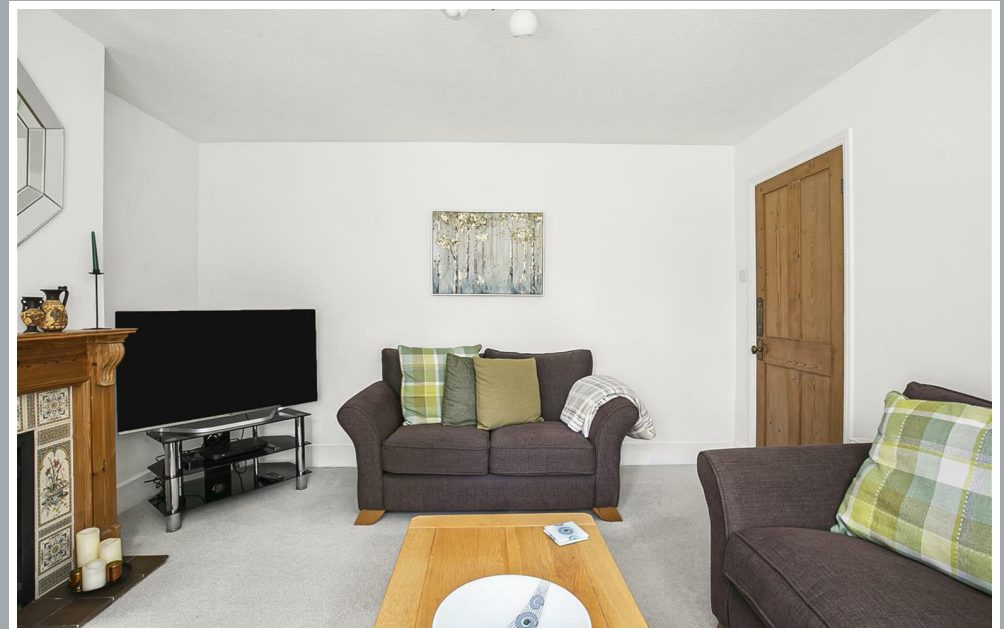
22 Letty Green, Nr Hertford, Herts, SG14 2NZ

An exceptionally well presented and extended Victorian family home located within arguably one of Hertford's most sought after villages directly adjoining a pretty village green. This charming family home offers has been modernised and maintained by the existing owners to a lovely specification throughout. On the ground floor, there is an entrance hall leading to the first floor landing, lounge and modern fitted kitchen/diner. On the first floor, there are three double bedrooms and modern shower room. Externally, the property sits within a mature plot to include an outbuilding with power and lighting, further sheds for storage, greenhouse, vegetable patch, mainly laid to lawn with shrub borders. There is a side access strip leading from the rear garden back onto Letty Green. Internal viewing highly recommended.

The property is located within one of the area's most sought after village locations. 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.



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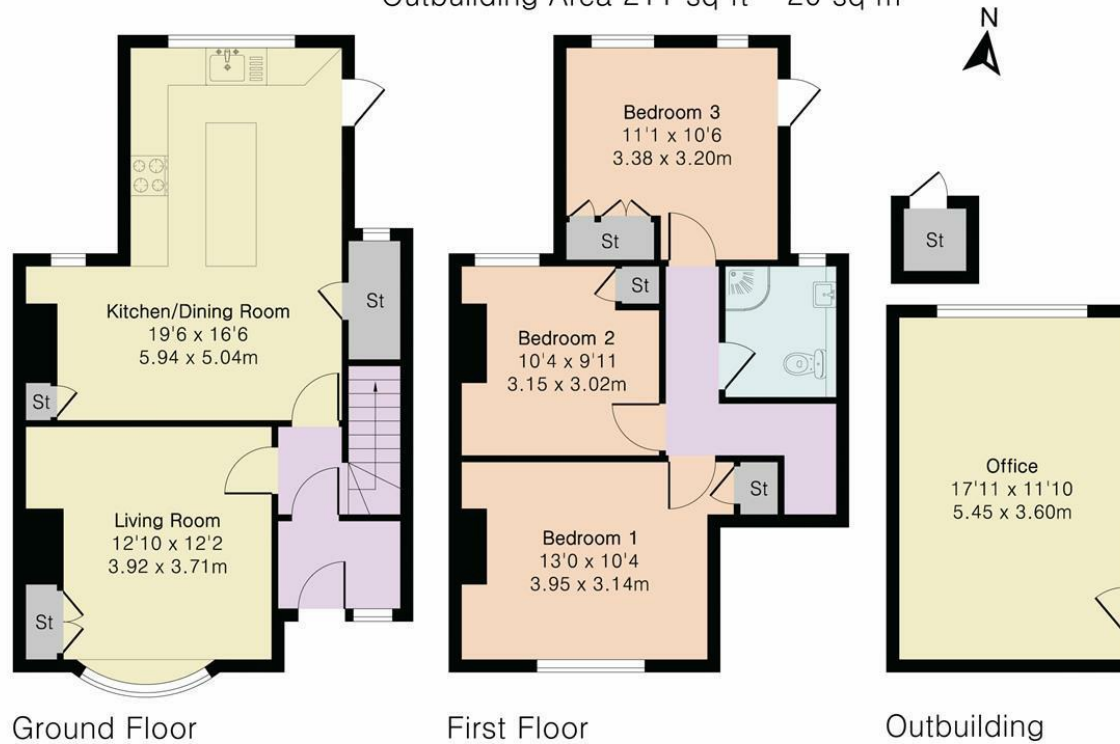
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Approximate Gross Internal Area 1211 sq ft - 112 sq m

Ground Floor Area 522 sq ft – 48 sq m

First Floor Area 478 sq ft – 44 sq m

Outbuilding Area 211 sq ft – 20 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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