



17, Woolmers Lane, Letty Green

SG14 2NU

Price Guide £1,150,000



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17 Woolmers Lane, Letty Green, Herts, SG14 2NU

A completely remodelled and extended detached family home located within one of the area's most sought after villages on the western outskirts of Hertford. The stylish accommodation offers flexibility and comprises of a spacious entrance hall with downstairs wc, a large open plan living space across the back of the house including a stylish kitchen, a separate utility room and home office. There are also 3 double bedrooms, 2 en-suites shower rooms and a main bedroom suite on the first floor. Externally, the property is approached via a good size driveway, providing ample parking, whilst the rear garden is professionally landscaped and measures approximately 95ft x 45ft. CHAIN FREE! Planning is also granted to further extend - Planning Ref: 3/26/0620/PNHH

The property enjoys an exceptionally rare and picturesque setting in the charming village of Letty Green. Surrounded by beautiful Hertfordshire countryside, the location offers a true sense of peace and rural seclusion yet remains conveniently close to Hertford and Welwyn Garden City. Both towns offer a wide range of shops, restaurants, and leisure facilities, ensuring all day-to-day needs are well catered for. The property is exceptionally well connected, with several train stations within easy reach providing fast and regular services into London.



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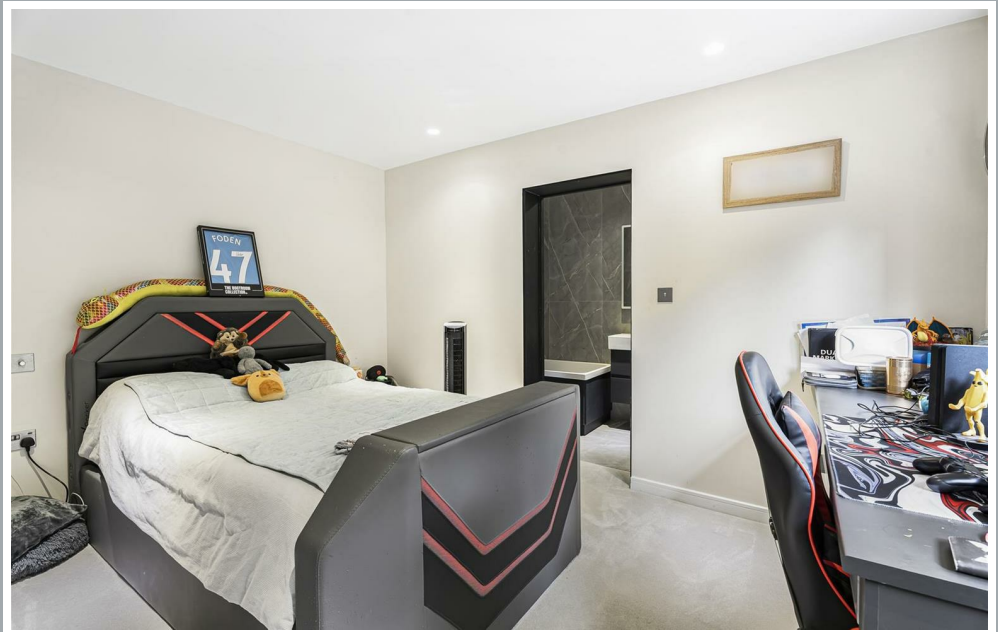


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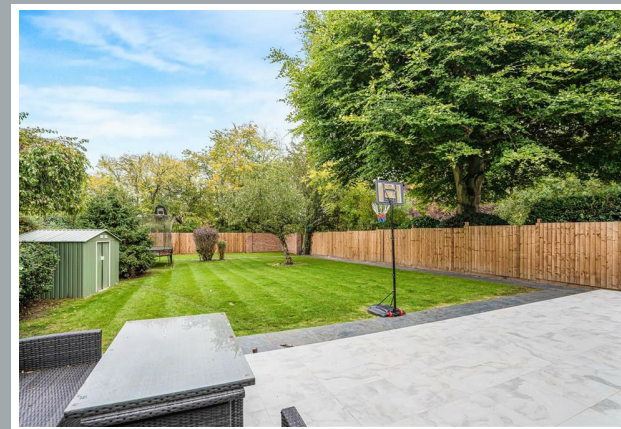




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**Approximate Gross Internal Area 1947 sq ft - 181 sq m
(Including Garage)**

Ground Floor Area 1469 sq ft – 137 sq m

First Floor Area 478 sq ft – 44 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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