

2 Gosmore Ley Cottage

Hitchin Road, Gosmore, Hitchin, SG4 7QL

Gavin Mills



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Guide Price £775,000

A beautifully presented, recently remodelled, and extensively improved three double-bedroom family home, situated in the much sought-after village of Gosmore.

Offered for sale with no upper chain, the property has wonderful views over Oliver's Meadow to the rear and is conveniently located for access to Hitchin Town Centre and train station.

Ground floor accommodation

The front door opens into a spacious front hall that leads into the inner hallway, which has stairs to the first floor with built-in storage below. The sitting room has a window to the front aspect.

The kitchen has a range of fitted wall and base level units with quartz worktops over and an inset sink. There is a built-in dishwasher along with space for a range-style cooker and a fridge-freezer.

The kitchen area leads to the conservatory. Both the kitchen and conservatory have double doors opening to the rear garden.

There is a separate utility room and WC. There are fitted wall and base level units along with space and plumbing for a stacked washing machine/tumble dryer. The utility room has doors accessing both the front and rear gardens.

First floor accommodation

To the first floor, there is a spacious landing area along with two double bedrooms and a family bathroom.

Second floor accommodation

The principal bedroom has skylights to the front aspect and a Juliet balcony to the rear with views over a protected meadow and an en-suite shower room.

Outside

To the front, there is a block paved driveway providing off-street parking for multiple vehicles. To the rear, the gardens are laid to lawn and patio seating areas bordered by mature flower and shrub beds.



Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area
 Ground Floor = 70.6 sq m / 760 sq ft
 First Floor = 40.9 sq m / 440 sq ft
 Second Floor = 28.8 sq m / 310 sq ft
 Total = 140.3 sq m / 1,510 sq ft
 (Including Eaves)

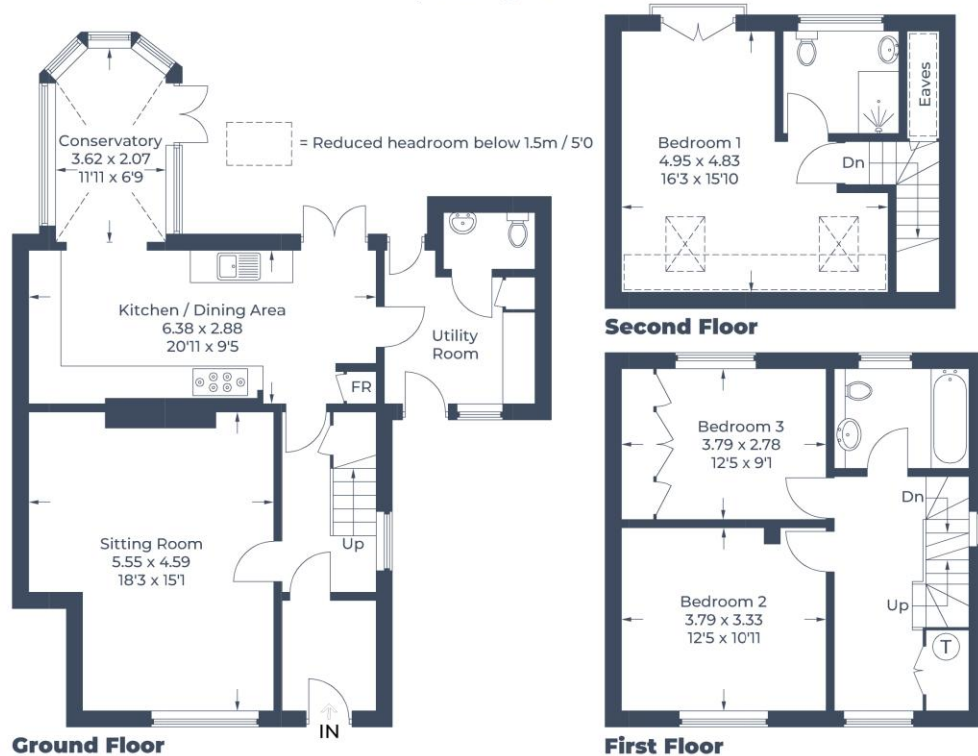


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.