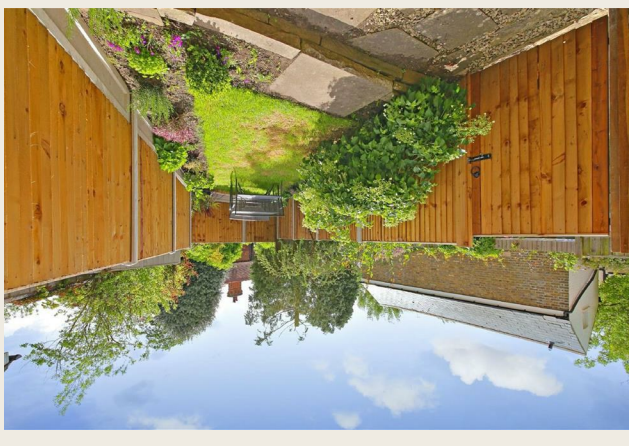
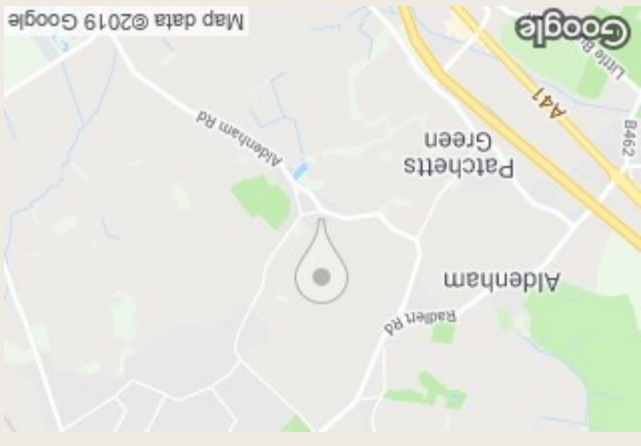


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	54
Potential	57



After every survey has been made to establish the accuracy of the floor plan contained herein, measurements of doors, windows, locks and fittings have been taken and the accuracy of the floor plan is guaranteed to the nearest millimetre. The floor plan is a descriptive diagram only and should not be used as a legal document. This service, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency until they are given.

MADE WITH METROPLAN 8.00.11

1ST FLOOR
 APPROX. FLOOR AREA 393 SQ. FT. (36.5 SQ. M.)

GROUND FLOOR
 APPROX. FLOOR AREA 413 SQ. FT. (38.4 SQ. M.)

1ST FLOOR PLAN: BEDROOM (12'4" x 10'4" / 3.75m x 3.15m), CUPBOARD, BEDROOM (9'9" x 8'10" / 2.97m x 2.68m), BATHROOM (5'11" x 7'11" / 1.73m x 2.42m), W.C., KITCHEN (4'0" x 2'4" / 1.22m x 0.71m), BREAKFAST ROOM (4'5" x 7'11" / 1.37m x 2.11m), HALL, STAIRS.

GROUND FLOOR PLAN: LOUNGE/DINER (21'9" x 12'4" / 6.63m x 3.75m), KITCHEN (4'0" x 2'4" / 1.22m x 0.71m), BREAKFAST ROOM (4'5" x 7'11" / 1.37m x 2.11m), HALL, STAIRS.

LUMLEY ESTATES



New Road, Watford

Tel: 01923 853 366

Email: info@lumleyestates.co.uk



New Road
Watford
Hertfordshire WD25 8ED



This delightful bay fronted cottage is located in the heart of the tranquil and sought after village of Letchmore Heath. Comprising of two bedrooms, lounge/diner, kitchen, and large bathroom, to the rear of the property there is a secluded garden. This charming Victorian property has a blend of traditional features and modern convenience. This rural village is surrounded by open fields and picturesque views, yet still conveniently situated for access to Radlett mainline station and major motorway links including the M1, M25 and A1. Available on an unfurnished basis from 26th February '19, viewing come highly recommended.

