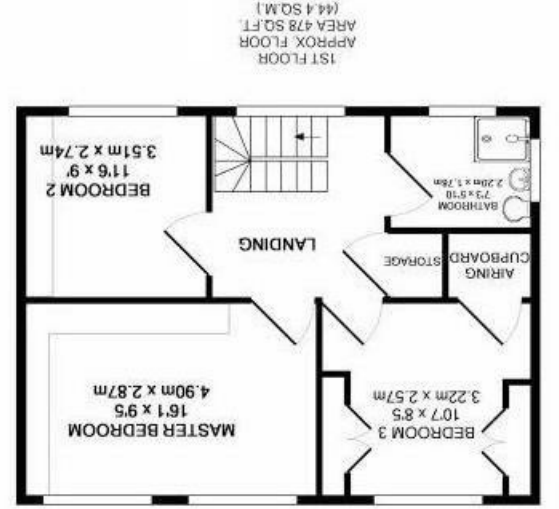
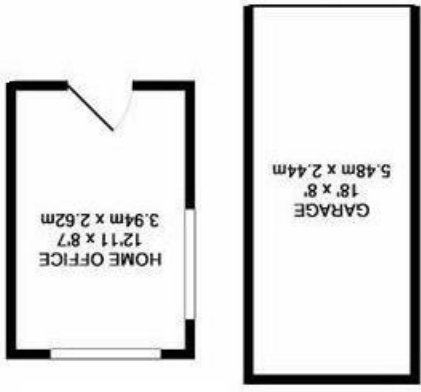


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	43
Potential	78



Whilst every attempt has been made to ensure the accuracy of the floor plan containing here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL APPROX. HOUSE INCLUDING OUT BUILDINGS FLOOR AREA 1,237 SQ.FT. (115 SQ.M.)



LUMLEY ESTATES



The Green, Letchmore Heath
Freehold

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The Green
Letchmore Heath
Hertfordshire WD25 8ER



A charming 3 bedroom detached cottage located in the heart of the highly sought after and picturesque village of Letchmore Heath.

The cottage was built in the 1950's and briefly comprises of: Well fitted kitchen, downstairs WC, lounge / dining room to the rear opening onto the lovely garden, 3 good sized bedrooms and a family bathroom.

The property is set back from the road and has a drive to the side providing off street parking and gated side access leading to a pretty, manicured rear garden with paved patio and lawned area. Outbuildings include a single garage and a home office with power and light.

Letchmore Heath is an extremely popular and pretty village surrounded by countryside and dating back to the 13th century featuring a village green, pond and local public house. There is easy access to the M1, A41, M25, A1 and mainline Thameslink station at Radlett connecting to St Pancras and the city.

There are an abundance of high quality schools for all ages close by, with Haberdasher Aske's and Aldenham Schools within a short walk and further state or private schools within a short car journey.

