



Woolmers Lane
Letty Green, Hertford SG14 2NU



17 Woolmers Lane, Letty Green Hertford SG14 2NU

❖ NO ONWARD CHAIN. This fabulous four bedroom detached chalet bungalow has been remodelled and refurbished by the current vendors, offering circa 1947 sq ft of versatile living accommodation.

❖ The ground floor comprises welcoming reception hallway, open plan kitchen/family room, utility, study, three bedrooms with en-suite to two of them and a guest cloakroom. There is a large bedroom on the first floor with en-suite facilities and walk in wardrobe. The rear garden has a lovely seating area to the immediate rear ideal for outdoor entertaining with lawned area and artificial grass area to the rear. The frontage provides generous off-street parking for several cars and allows access to the garage.

❖ Woolmers lane is located in a beautiful peaceful village of Letty Green which boasts the very popular Cowper Arms. Letty green is very well positioned within close proximity to Hertford Town, Potters Bar, Welwyn Garden City, Hatfield and sits just off the A1m for London and the A10 for Cambridge.



























Approximate Gross Internal Area 1947 sq ft - 181 sq m

Ground Floor Area 1469 sq ft – 137 sq m

First Floor Area 478 sq ft – 44 sq m

Local Authority:
East Hertfordshire Borough Council
Council Tax Band: F
FREEHOLD

EPC Graph - BRP250031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.





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