



## West Street, Lilley, LU2 8LH

A most impressive FOUR BEDROOM DETACHED period home dating in part to the GEORGIAN era, located in the heart of this popular Hertfordshire village enjoying views across the Crown Estate. The property provides excellent well balanced living accommodation with extensive grounds for relaxation.

The accommodation comprises; spacious hallway, cloakroom, living room, dining room, study/bedroom 5, kitchens and utility lobby. The first floor provides four double bedrooms, en-suite bathroom and shower room.

Externally there are generous grounds, a large DRIVEWAY and DETACHED GARAGE.

The property is conveniently located within easy access of the A1, M1 and Hitchin which benefits from a fast rail link into London and good schools.



## ACCOMMODATION

### Entrance Hall

15'3 x 12'7 max (4.65m x 3.84m max)

Spacious hallway with stairs to first floor, radiators, telephone point, windows to front.

### Inner Hall

Further staircase to first floor, built in understairs cupboard.

### Primary Kitchen

10'6 x 9'9 (3.20m x 2.97m)

Range of floor and wall mounted units, granite work surfaces, Belfast sink and integrated dishwasher, windows to front and side, door to porch, opens through to secondary kitchen.

### Porch

Space and services for chest freezer, tiled floor, windows to front and rear, door to side.

### Secondary Kitchen

9'10 x 9'6 (3.00m x 2.90m)

Range of floor and wall mounted units, work surface with inset sink unit, space and services for washing machine, floor standing oil fired boiler, exposed brickwork, quarry tiled floor, window to side, opens through to dining room.

### Dining Room

10'8 x 10'2 (3.25m x 3.10m)

Quarry tiled floor with character beams, radiator, doors to living room and inner lobby, window to rear.

### Lobby Area

Quarry tiled floor, door to cloakroom, door to side.

### Cloakroom

A most attractive white/chrome suite comprising wash hand basin and WC, part tiled walls, tiled floor, radiator, frosted window to rear.

### Living Room

17'7 x 16'0 (5.36m x 4.88m)

Inglennook fireplace, exposed beams and brick work, radiators, television point, door to large storage area with window to side, window to rear, bay window to side, door to side porch.

### Study/Bedroom Five

11'10 x 11'11 (3.61m x 3.63m)

Shelving and fitted worktops with vanity unit, storage cupboard, radiator, window to front.

## First Floor



## Landing

Built in linen cupboard, access to loft space, window to front.

## Bedroom One

16'6 x 14'4 (5.03m x 4.37m)

Exposed beams, built in wardrobe, access to boarded loft space via loft ladder, radiators, windows to side, door to en-suite.

## Ensuite Shower Room

Attractive white/brass suite comprising shower cubicle, panel bath, wash hand basin with vanity unit, high flush WC, part tiled walls, exposed beams, tiled floor, down lights, windows to side and rear.

## Bedroom Two

15'7 x 11'10 (4.75m x 3.61m)

Currently used as an artist studio and workshop, wash hand basin in vanity unit, built in wardrobes, radiator, windows to front and side.

## Bedroom Three

9'10 x 9'9 (3.00m x 2.97m)

Feature fireplace, radiator, window to front.

## Bedroom Four

9'10 x 9'7 (3.00m x 2.92m)

Access to eaves space, radiator, window to side.

## Shower Room

White/chrome suite comprising shower cubicle, wash hand basin and close coupled WC, fully tiled floor and walls, window to front.

## Exterior

### Front Garden

Wonderful deep frontage laid to gravelled driveway with generous lawned area, established plants, shrubs and trees, ample parking leading to garage.

### Garage

17'5 x 14'8 (5.31m x 4.47m)

Up and over door, power and light.

### Rear Garden

Well tended lawned areas with paved patios, pergola with garden seating, outside tap, garden shed, rear wall with ornamental iron work.

## Environmental Impact Rating

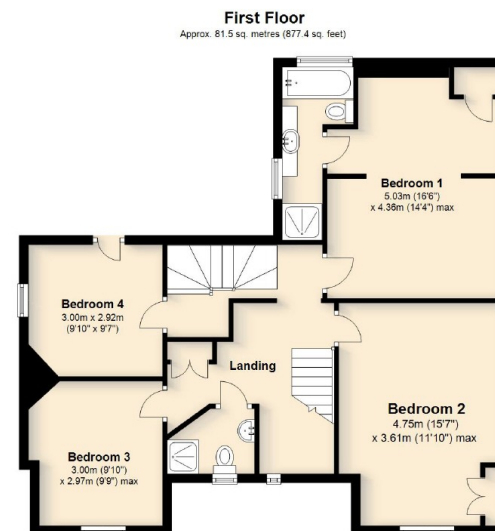
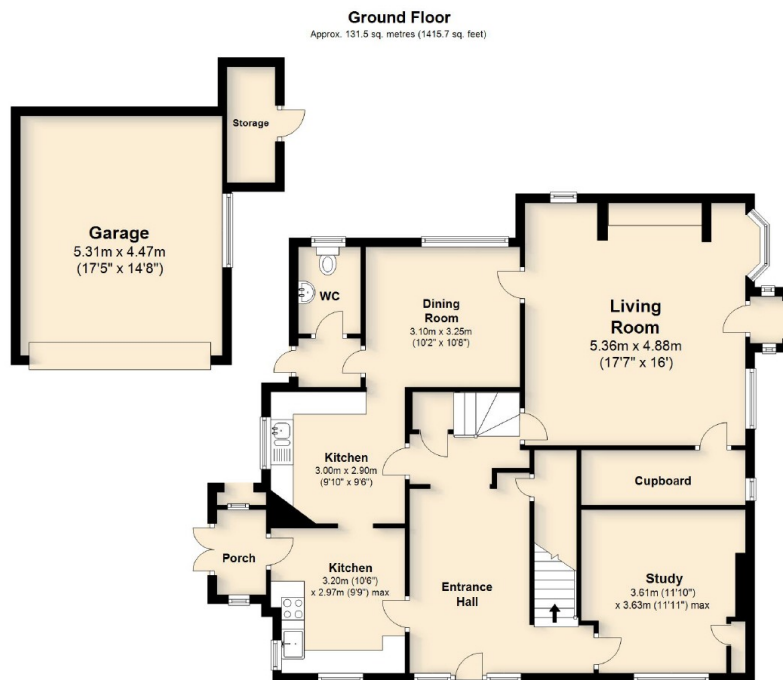
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

## Viewing Information

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THROUGH WHOM ALL NEGOTIATIONS SHOULD BE  
CONDUCTED.





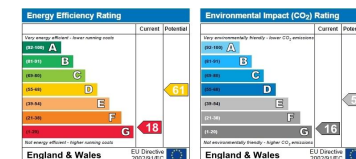


Total area: approx. 213.0 sq. metres (2293.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

Redshanks

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