



West Street

Lilley, Luton,
Hertfordshire, LU2 8LH
Guide Price £650,000

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Nestled amidst the serene countryside of Lilley, this charming semi-detached property offers the perfect blend of modern comfort and idyllic rural living. Situated on West Street, this residence enjoys a tranquil setting surrounded by lush greenery and scenic views, providing the perfect escape from the hustle and bustle of city life.

The accommodation starts with an initial entrance reception room that houses a feature fireplace, stairs to the first floor accommodation and a downstairs cloakroom. Open the door to discover a welcoming open plan living area that seamlessly integrates the kitchen, dining, and lounge spaces. Flooded with natural light, this airy environment creates a warm and inviting atmosphere, perfect for both relaxing evenings and entertaining guests. Off of this living space is a well functioned utility room with doors leading out to both the rear garden and through to the garage. On the first floor there are three generously sized bedrooms. The principal bedroom is of particularly good size, while the remaining bedrooms are ideal for guests, children or as a home office. This floor is then finished with the four piece family bathroom suite.

To the front of the property is a block paved driveway providing off road parking and access to the garage. There is a generous garden area and the whole area is enclosed by perimeter brick wall and gated access. The rear garden offers a large patio area that leads out to a lawn garden. There is a variety of sheds and outbuildings as well as raised beds and a pond. The rear garden is enclosed by timber fencing and trellis.

Despite its rural setting, the property is conveniently located within close proximity to local amenities, schools, and transport links, ensuring that daily necessities are easily accessible.

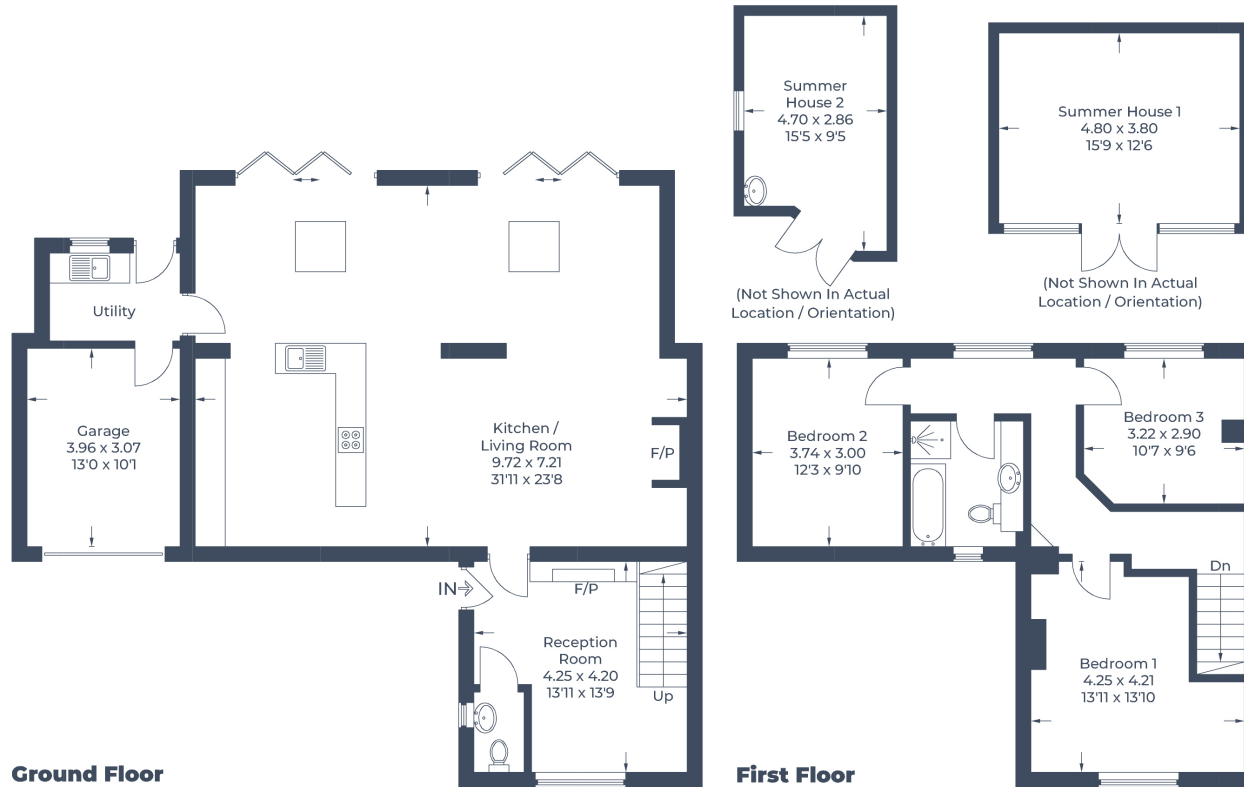
- A three bedroom semi-detached family home in a tranquil village location
- An extended open plan living, kitchen and dining area
- Three generous bedrooms and four piece bathroom suite
- Front and rear gardens, garage and off road parking
- 5.5 miles, 12 min drive to Hitchin town centre (as per Google Maps)
- 6.2 miles, 13 min drive to Hitchin Railway station (as per Google Maps)
- 5.2 miles, 12 min drive to Luton Parkway Station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 107.6 sq m / 1,158 sq ft
 (Including Garage)
 First Floor = 55.9 sq m / 602 sq ft
 Summer Houses = 30.2 sq m / 325 sq ft
 Total = 193.7 sq m / 2,085 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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 measurements are approximate, not to scale.

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Viewing by appointment only

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