



Post Office Cottages

East Street, Lilley, Luton,
Hertfordshire, LU2 8LW

Guide Price £299,950

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Situated on a large plot in a quiet village location is this delightful two bedroom semi-detached cottage.

The ground floor accommodation offers entrance porch, living room with open fireplace, kitchen and bathroom with WC, wash hand basin and bath with shower attachment. To the upstairs is a characterful primary bedroom with exposed beams and vaulted ceiling and a doorway leading to the second double bedroom.

Outside, the property benefits from a large drive plus additional parking space on a shared driveway. There is a useful outbuilding providing storage, and a generous garden which is mainly laid to lawn.

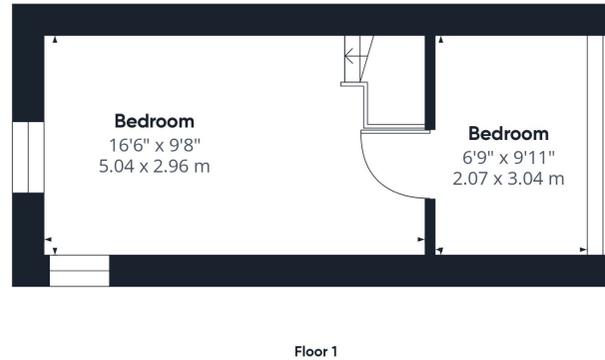
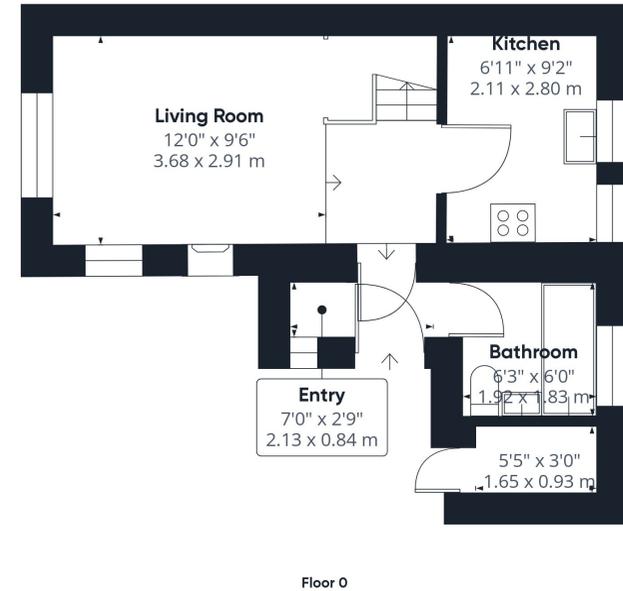
Lilley is a charming village set within the Chilterns Area of Outstanding Natural Beauty. Local facilities include a public house, village hall, cricket field, church and a regular bus service. The nearby villages of Offley and Hexton both offer primary schools. There is convenient access to the mainline stations at Hitchin and Luton, as well as the M1 and A1(M).

- Two bedroom semi-detached cottage
- Large plot to the front
- Living room with open fireplace
- Grade II listed
- Driveway parking for two cars
- 5 miles, 10 mins drive to Hitchin town centre (as per Google Maps)







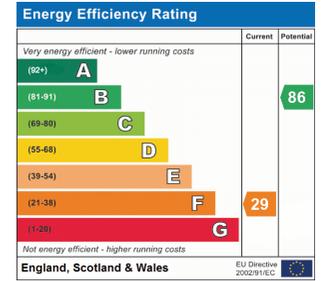


Approximate total area⁽¹⁾
 509.99 ft²
 47.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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