



3 Manor Farm Cottages

Wymondley Road, Willian, Letchworth Garden City,
Hertfordshire, SG6 2AH

£550,000

country
properties

A spacious two bedroom barn conversion with exposed beams and tall ceilings offered with vacant possession. The property is located in the popular village of Willian close to open countryside and within walking distance of the village Post Office/Store and local pubs.

The property is on one level with a welcoming entrance hall, spacious lounge/dining room and a fitted kitchen which has a full range of integrated appliances including an oven and hob, fridge/freezer, washing machine and dishwasher, two double bedrooms and modern bathroom suite. There is allocated parking at the front of the property and a large enclosed South facing rear garden.

Nature enthusiasts will appreciate the scenic surroundings of Willian, as there are several footpaths that lead to the nearby countryside. These routes offer opportunities for leisurely strolls, hiking, or simply enjoying the natural beauty of the area. Although Willian itself is a small village, its proximity to Letchworth Garden City provides residents with access to a wider range of amenities and services. Letchworth Garden City offers shopping, restaurants, cafes, recreational facilities, and various community events, ensuring that residents of Willian have convenient access to urban conveniences while enjoying the tranquility of village life.

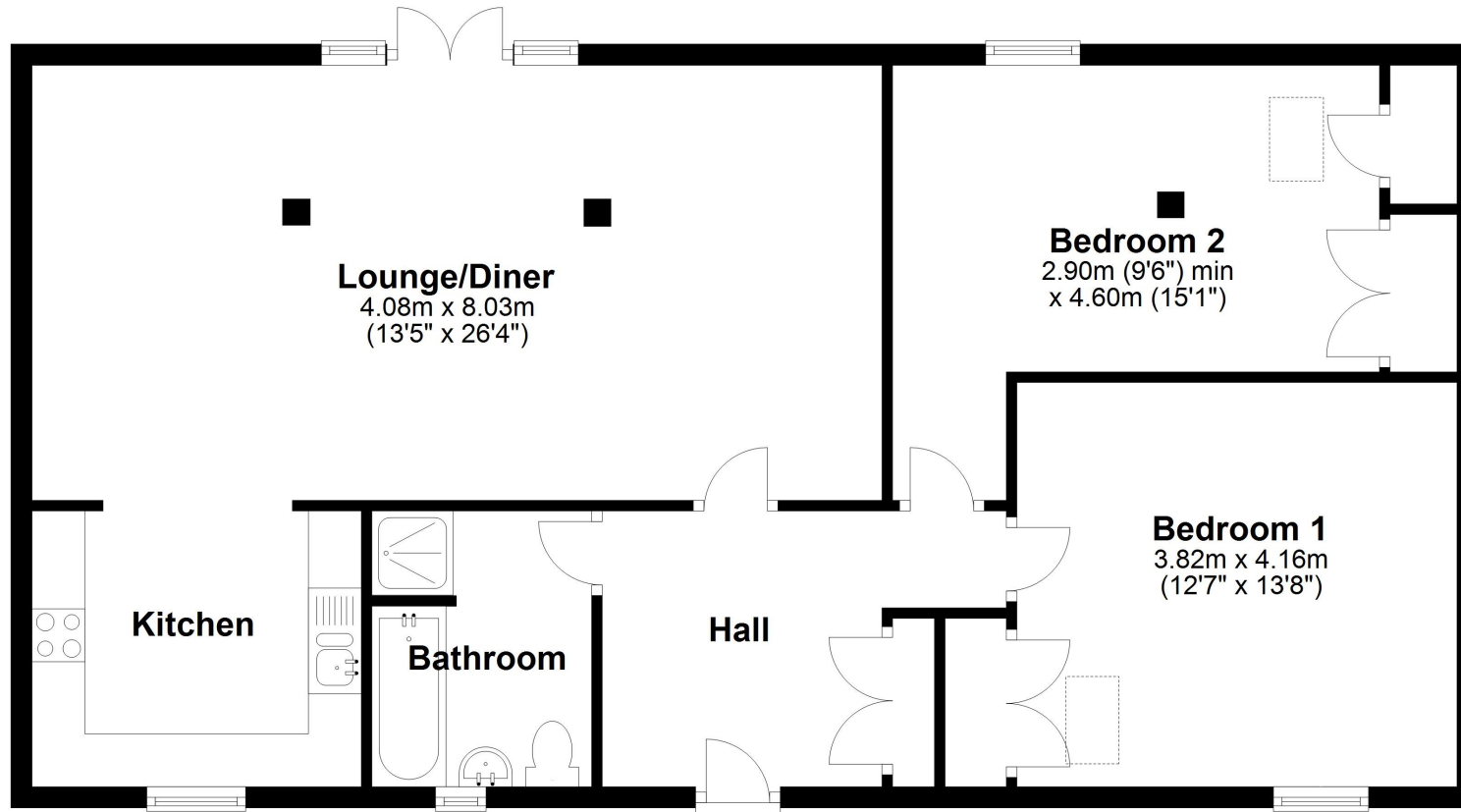
- Offered with Vacant Possession - No Upper Chain
- Leasehold - 990 year lease from September 2002 with 269 years remaining.
- No Service charge or Ground Rent.
- Modern fitted kitchen with integrated appliances.
- Double glazed windows and gas fired central heating.
- Allocated parking.





Ground Floor

Approx. 91.6 sq. metres (985.9 sq. feet)



Total area: approx. 91.6 sq. metres (985.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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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