



Post Office Cottages

East Street, Lilley, Luton,
Hertfordshire, LU2 8LW
Guide Price £299,950

country
properties

Situated on a large plot in a quiet village location is this 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 is parking space for one vehicle, outbuilding for storage and a large garden space mainly laid to lawn.

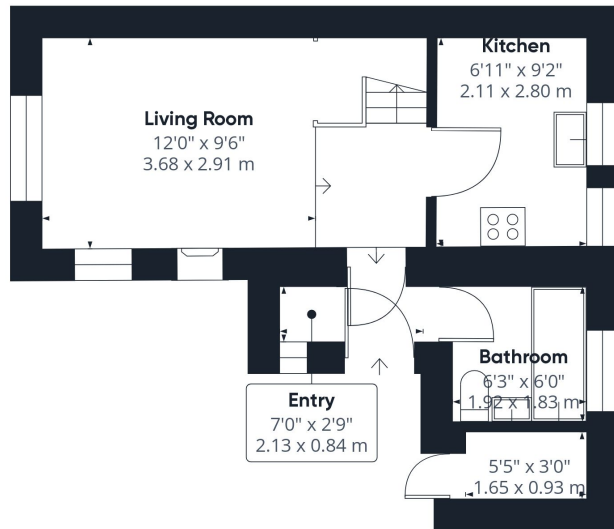
Lilley Village is within the Chilterns area of outstanding natural beauty. Facilities include two public houses, village hall, cricket field, church and bus service. Nearby villages of Offley and Hexton each have primary schools. There is easy access to Hitchin and Luton mainline stations and to M1 and A1(M).

- Two bedroom cottage
- Large plot to the front
- Living room with open fireplace
- Parking for one vehicle
- 5 miles, 10 mins drive to Hitchin town centre (as per Google Maps)
- Grade II Listed

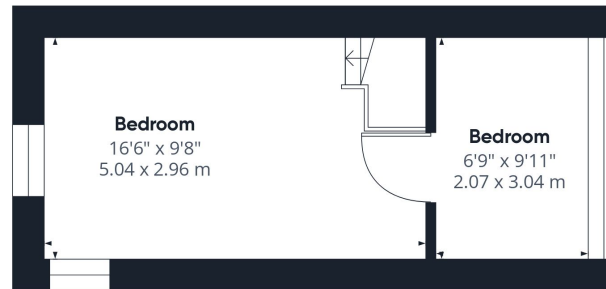




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

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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