



Hexton Road, Lilley, Hertfordshire. LU2 8LY





3 Bedroom Terraced House

Guide Price £415,000 Freehold

Located in the desirable Hertfordshire village of Lilley, with super views over open countryside, is this charming three bedroom family home that is offered for sale CHAIN FREE.

Set back from the road there is a large frontage that leads to the property. Internally the generous living accommodation comprises entrance hall, cloakroom, dual aspect lounge with open fireplace, dining room, fitted kitchen and conservatory to the ground floor. Upstairs are three generous bedrooms and a family bathroom. Externally there is a paved courtyard that leads through to a large, established rear garden with stunning views beyond. Further benefits include off road parking, double glazing and a newly tiled roof.

- Three bedroom family home
- Desirable village location
- Backing onto open countryside
- Off road parking
- Large mature gardens
- Two reception rooms
- Ground floor cloakroom
- Fitted kitchen
- Chain free
- EPC rating F. Council tax band D

Ground Floor

Front Door:

Composite double glazed front door.

Hallway:

Stairs to first floor. Radiator. Vinyl tiled flooring.

Cloakroom:

Low level wc. Double glazed window to side. Radiator. Vinyl tiled flooring.

Lounge:

Abt. 15' 0" x 11' 0" (4.57m x 3.35m) A dual aspect lounge with double glazed French doors to the front and double glazed window to rear. Feature open fireplace. Radiator. Television point. Feature beams to ceiling. Quarry tiled flooring.

Kitchen:

Abt. 18' 8" x 8' 7" (5.69m x 2.62m) A good size well appointed kitchen comprising a comprehensive range of eye and base level units with ample roll edge worksurfaces. Inset composite single drainer one and a half bowl sink unit. Space for electric range cooker. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Wall mounted LPG gas boiler. Tiled splashback area. Understairs cupboard. Double glazed window to rear. Double glazed door to conservatory. Radiator. Inset ceiling lights. Vinyl tiled flooring. Arch to dining room.

Dining Room:

Abt. 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed French doors leading to the front. Feature cast iron open fireplace. Radiator. Carpet as fitted.

Conservatory:

Abt. 7' 6" x 7' 5" (2.29m x 2.26m) Double glazed sliding patio door leading to rear courtyard. Power and light. Vinyl flooring.

First Floor

Landing:

Double glazed window to rear. Loft access. Carpet as fitted.

Bedroom One:

Abt. 14' 10" x 14' 6" max (4.52m x 4.42m) Double glazed window to front with fitted window seat under. Airing cupboard. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 11' 10" x 8' 10" (3.61m x 2.69m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 11" x 8' 4" (3.02m x 2.54m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising a 'P' shaped shower bath with shower over and glass screen, pedestal wash hand basin and low level wc. Fully tiled walls. Heated towel rail. Double glazed window to front. Tiled flooring.

Outside

Front Garden:

A long frontage with a crazy paved patio area and pathway leading from the parking to the front door. Established lawn with plant and conifer borders.

Parking:

The driveway provides off road parking for one car, although there is the potential of creating additional off road parking.

Courtyard:

A paved rear courtyard with a brick built storage shed. Access to the rear garden.

Rear Garden:

A large, established rear garden mainly laid to lawn with mature plants, shrubs and trees. There is a raised patio area with a timber summerhouse at the base of the garden and wonderful countryside views beyond.

Additional Information: Location and Amenities:

Mentioned in the Domesday Book of Records, Lilley is a small village in Hertfordshire which stands between Hitchin (Hertfordshire) and Luton (Bedfordshire), on the highest ground and within some of the most striking scenery in the area. Telegraph Hill is just over 600 feet above sea level. The low-lying land to the south of Lilley is called Lilley Bottom. The low ridge to the east of the village is known as Lilley Hoo.

Cassell Memorial Hall hosts many events such as Parent and Toddler group, cinema club, yoga and pilates classes, table tennis, coffee mornings and the WI.

The parish church of St Peters' was rebuilt in the 19th century and contains some original features and a fine Elizabethan heraldic memorial. It is known as "The Walkers' Church" because many walkers enjoying the countryside walks hereabouts drop in to visit the church.

The Lilley Armes dates back to 1705 and was built as a coaching inn. It is now the only pub in the village and is a good place to stop when exploring the Ickneild Way or the Hertfordshire countryside.

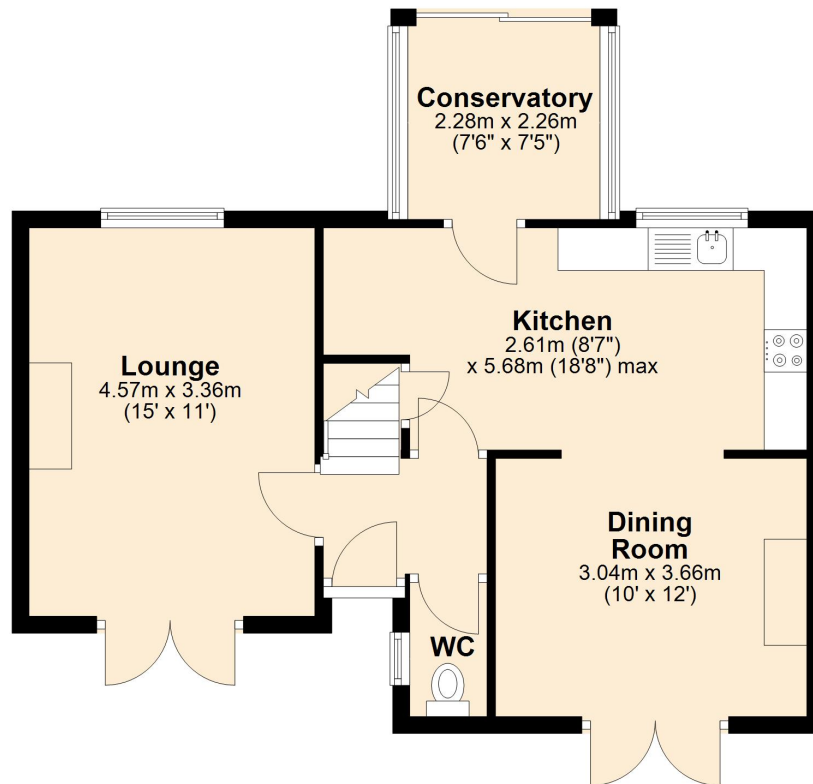
The village is well served by good Hertfordshire primary and secondary schools and easy access is gained to all commuter routes, including the M1, A1(M) and public transport links.



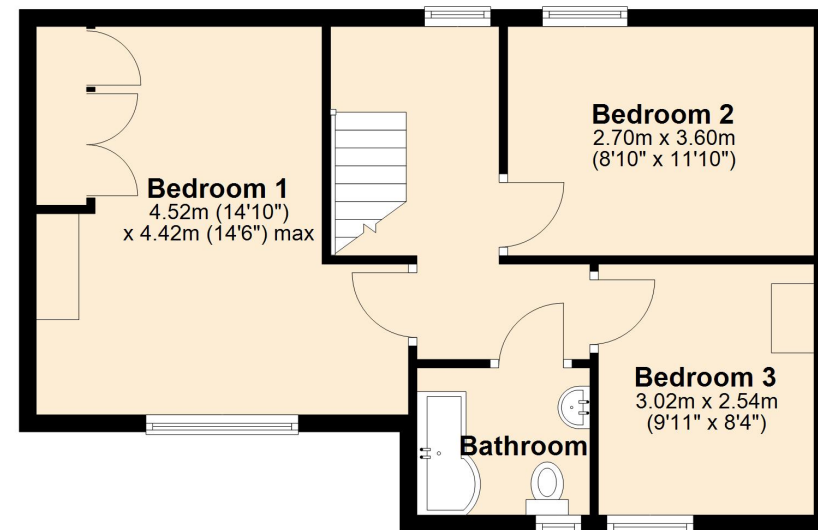


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.