



Hexton Road, Lilley, Hertfordshire. LU2 8NA

| Satchells



3 Bedroom Terraced House

Guide Price £450,000 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, whilst in need of upgrading, the spacious living accommodation comprises entrance porch, cloakroom, hallway, sitting room with doors leading out to the conservatory and dining room that opens through to the kitchen on the ground floor. Upstairs is a large landing with ample space for a home office area, three generous bedrooms and a five piece family bathroom. Externally is a good size rear garden, with stunning views beyond, and a dedicated parking area that provides off road parking for up to three cars.

- Extended family home
- Three generous bedrooms
- Two reception rooms
- Conservatory
- Kitchen fitted with 'Shaker' style units
- Large gardens with views over open fields
- Off road parking for three cars
- Desirable village location
- Chain free
- EPC rating D. Council tax band D

Ground Floor

Front Door:

Part glazed front door.

Porch:

Double glazed window to side. Tiled flooring.

Cloakroom:

A two piece suite comprising wash hand basin and low level WC. Part tiled walls. Dado rail. Radiator. Tiled flooring.

Entrance Hall:

Stairs to first floor. Radiator. Wood effect flooring.

Sitting Room:

Abt. 14' 6" x 11' 5" (4.42m x 3.48m) A good sized sitting room with double glazed sliding patio door leading to the conservatory. Large understairs storage cupboard. Wall lights. Radiator. Coved ceiling. Wood effect flooring.

Conservatory:

Abt. 11' 2" x 9' 8" (3.40m x 2.95m) Of brick and upvc double glazed construction. Double glazed French doors lead out to the rear garden on two sides. Radiator. Wood effect flooring.

Dining Room:

Abt. 14' 7" x 10' 0" (4.45m x 3.05m) Double glazed bay window to front. Radiator. Coved ceiling. Wood effect flooring. Opening to kitchen.

Kitchen:

Abt. 13' 11" x 7' 6" (4.24m x 2.29m) The kitchen comprises a good range of eye and base level shaker style units with solid wood worksurfaces. Inset single drainer stainless steel sink unit. Built in electric oven, hob, and extractor hood. Plumbing for automatic washing machine. Cupboard housing an oil fired boiler. Tiled splashback area. Double glazed door and window to rear garden. Inset ceiling lights. Coved ceiling. Tiled flooring.

First Floor

Landing:

A large landing with ample space to have a home office area. Loft access. Doors to all rooms.

Bedroom One:

Abt. 16' 10" x 10' 0" (5.13m x 3.05m) A large bedroom with double glazed bay window to front. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt. 11' 10" x 9' 11" (3.61m x 3.02m) Double glazed window to rear. Airing cupboard. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 8' 7" x 7' 8" (2.62m x 2.34m) Double glazed window to front. Radiator. Overstairs storage cupboard. Carpet as fitted.

Bathroom:

Abt. 9' 1" x 8' 3" (2.77m x 2.51m) A spacious bathroom comprising a corner bath, fully tiled shower cubicle with shower. Pedestal wash hand basin, low level WC and bidet. Part tiled walls. Double glazed window to rear. Radiator. Coved ceiling. Wood effect flooring.

Outside

Front Garden:

A long frontage retained by a picket fence, with a pathway leading to the front door. The remainder is laid to lawn with retaining hedges.

Rear Garden:

A good sized rear garden that is mainly laid to lawn with wonderful countryside views beyond.

Parking:

There is a dedicated parking area that provides off road parking for up to three cars.

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.

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

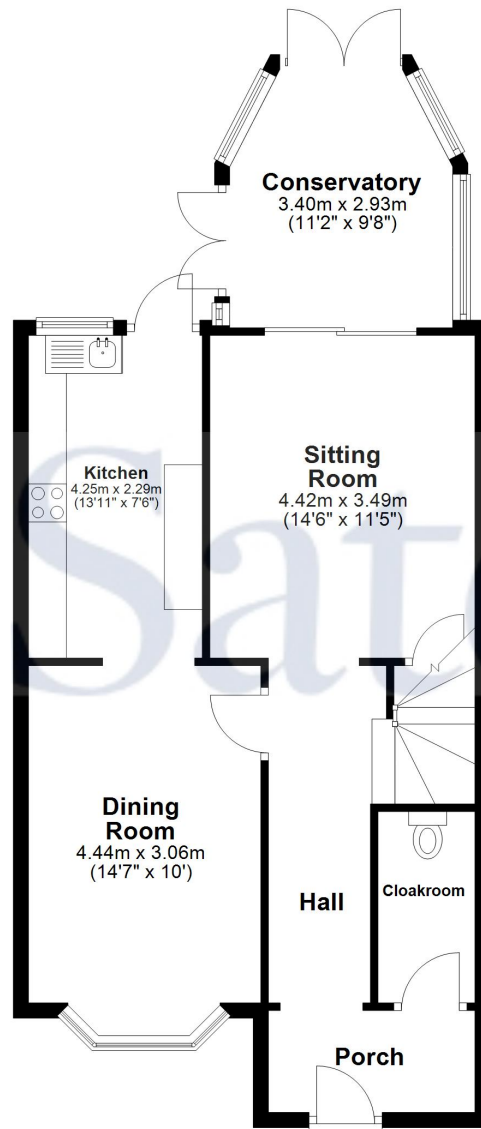




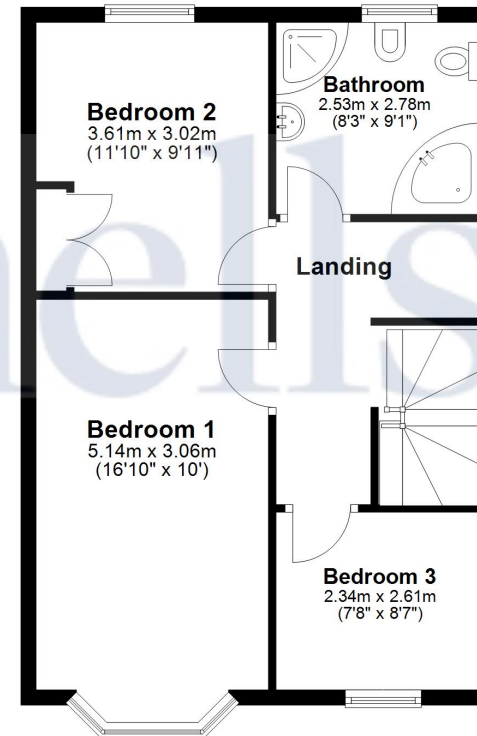
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Ground Floor



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.