



SIMPLY HOMES

**Chapel Lane**

Letty Green SG14 2PA









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### Summary:

Simply Homes are delighted to bring to the market this absolutely charming chalet bungalow set in substantial grounds within the lovely semi-rural Hertfordshire village of Letty Green. Surrounded by open countryside yet just a few minutes from the bustling centre of the county town of Hertford, this five bedroom, three bathroom property enjoys well proportioned and spacious accommodation with a large detached garage/workshop and loft rooms that really enhance the flexibility of this terrific family home. Already a spacious and well specified residence, this property also represents a fabulous development opportunity, subject to the usual consents.

### Accommodation:

The solid wood front door, with decorative frosted glass panels, opens into a spacious L shaped entrance hall, enhanced by the centrally positioned staircase boasting ornate turned banisters with a delightful shaped decorative handrail. Intelligent design positions the three ground floor bedrooms and the family bathroom in one wing of the house, leaving the remaining family areas to flow nicely together with each other, supported by a perfectly placed guest cloakroom.

The living room is a great example of the easy connections throughout the property, with a glass sliding door opening out onto the rear garden, a single door giving access from the hallway and glazed double doors connecting readily through to the dining room. This is a nicely proportioned room, full of natural daylight thanks to the glass door and other windows and with a traditional open fireplace in exposed brickwork providing an attractive focal point as well as welcome winter warmth.

The adjacent dining room is fabulous. Again, well proportioned and comfortably large enough for a substantial dining suite and additional occasional furniture besides, the room is nicely lit by windows to two aspects and enjoys seamless access to the adjoining rooms by way of two sets of attractive glazed panel double doors.

Occupying the rear corner of the house in spectacular fashion is the glorious kitchen/breakfast/family room. This is a very large room by any measure at nearly thirty-three feet long, yet is absolutely bathed in natural light throughout by virtue of it boasting no less than six separate windows set into three different aspects, as well as a fully glazed set of double doors opening out onto the rear garden. Being configured in largely open plan style endows the space with enormous flexibility to be used in the way that best suits your family's needs and of course also makes it fully adaptable to change with you as your life changes. The fitted kitchen area enjoys a comprehensive array of wall and floor mounted cupboards, ensuring ample storage as well as hosting a comprehensive range of integrated appliances, as one would expect in a house of this quality. A granite worktop area is available all around the ergonomically planned space, boosted further by a superb island, complete with a breakfast bar big enough to comfortably seat four. Perfectly located in the corner of the kitchen is the large utility/laundry room, keeping the kitchen clutter free and also giving direct access out into the rear garden. The remainder of this capacious room is left as open floor space, and will easily and comfortably accommodate a substantial family kitchen table as well as multiple sofas and chairs, with the wonderful shaped windows set into an orangery style and featuring a set of glazed double doors opening out onto the rear patio area.

Beyond the staircase is the office/study, an amply sized room eminently fit for purpose with a front facing window and a large under stairs storage cupboard. The family bathroom opposite is tiled in crisp, sparkling white and boasts a bath with a shower fitting and screen.











Further along the hallway are the three ground floor bedrooms, one of which has a lovely en-suite shower room. On the first floor, extended into the loft are two further bedrooms and an en-suite, all served with roof lights, together with a cavernous walk-in loft storage room. This would make a perfect self-contained suite, offering a bedroom, bathroom and private lounge/dressing room, yet still readily connected to the rest of the house. The walk-in loft/storage area is vast, easily incorporated as living accommodation (STPP).

#### Exterior:

Set well back from the road, and effectively screened from it by mature hedges, means this property enjoys a wonderful open yet private setting within its generous grounds (approx. 1/2 acre). The long gravel driveway opens into a spacious parking area to the front, with lawn and further hedges, shrubs and bushes spread around, before extending past the house to the large detached garage/workshop found part way along the rear garden. Behind the house is a large, attractively paved patio, looking out onto the expansive lawn and open views beyond the distant boundary. This is an absolutely idyllic location with a wonderful countryside feel, yet just minutes from a wealth of comprehensive travel routes and convenient facilities for eating, drinking and shopping within the nearby town centre.



#### Location:

Letty Green offers access to various amenities such as the popular Hertingfordbury Cowper village school in Birch Green and the Cowper Arms village pub, both just a short walk away. Hertford town is a short drive away offering easy access to the ever-popular town centre, Hertford North train station and exceptional local schools. The nearby A414 allows a great road connection to the A1 and A10. Cole Green way footpath offers a safe cycling/walking route to Welwyn & Hertford.













Total area: approx. 270.6 sq. metres (2912.4 sq. feet)

















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