



PUTTERILLS

est. 1992

20 Roxley Cottages, Willian, Letchworth Garden City, SG6 2AX

**Guide price £400,000**



## A beautifully presented Grade II listed cottage in the heart of this sought after Village.

A truly lovely, homely and welcoming Grade II listed cottage with character features including an Inglenook fireplace with log burner in the sitting room and a wealth of exposed timbers throughout this fabulous home.

Located back from the road and enjoying a wonderful garden to the front and side extending to approximately 0.2 of an acre in total. Accommodation includes a sitting room and separate study with direct access to the patio and garden, a good size kitchen and separate utility room, two double bedrooms and a bathroom upstairs. Additional benefits include a refitted modern kitchen and gas radiator central heating.

Willian is a picturesque village situated close to both Hitchin and Letchworth, each provides a comprehensive range of shopping and recreational facilities together with rail services to London Kings Cross. The A1(M) is within easy reach as is Letchworth Golf Club and Nuffield Health & Fitness club.

### ENTRANCE HALL

#### KITCHEN 12'9" x 9'1" (3.89m x 2.77m)

Comprehensive range of wall and base units with extensive work surfaces over and inset sink. Double electric oven and four ring gas hob with extractor over. Space for table and chairs. Exposed timbers.

#### UTILITY ROOM 9'4" x 4'5" (2.84m x 1.35m)

#### SITTING ROOM 16'8" x 14'8"max (5.08m x 4.47m)

Inglenook fireplace with log burner. Exposed timbers

#### STUDY 9'9" x 7'7" (2.97m x 2.31m)

French doors leading to side and patio.

### LANDING

#### BEDROOM ONE 17'4" x 9'3" (5.28m x 2.82m)

Exposed timbers.

#### BEDROOM TWO 12'2" x 10'8" (3.71m x 3.25m)

Built in wardrobe. Feature cast iron fireplace. Exposed Timbers

#### BATHROOM 8'8" x 5'2" (2.64m x 1.57m)

Bath with shower over, low level wc and pedestal wash hand basin.

#### OUTSIDE 125' x 100' (38.10m x 30.48m)

A lovely garden to the front and side as the main garden enclosed with a well kept mature hedge to the front and one side. Mainly laid to lawn with patio area and various front trees approximately 125' x 100' in total.

### COURTYARD

To the rear, and accessed from the living room. This courtyard is shared with adjoining cottages and there is also a right of way across the rear of the neighbouring cottages, for access.

### AGENTS NOTE

There is a section of the main garden to the front which is owned and retained by Letchworth Garden City Hermitage Foundation to protect the garden from any development. This part of the garden remains in private exclusive use of this property.

### TENURE

Leasehold - 99 years from 2007.

### EPC

Grade II listed and therefore not required.

### FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

### VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

### SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





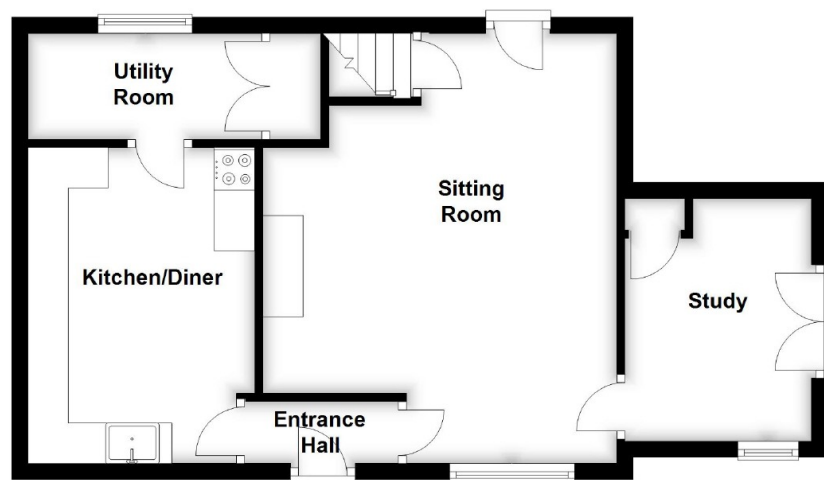




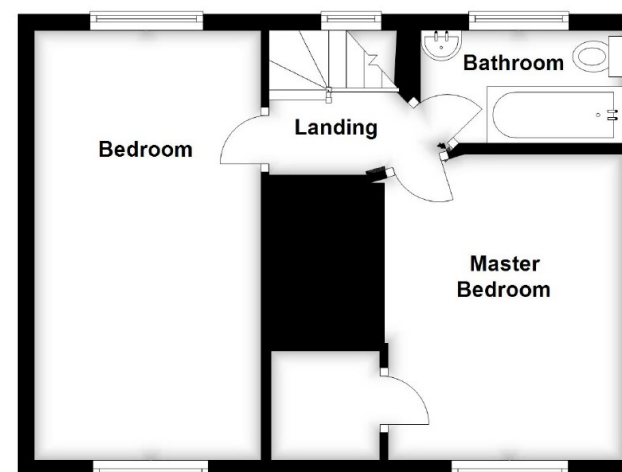




**Ground Floor**



**First Floor**



**P U T T E R I L L S**

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