



West Street, Lilley, LU2 8LN  
Guide price £295,000





## West Street, Lilley, LU2 8LN

This is a rarely available Grade II Listed semi detached period cottage dating back to the 18th Century. The property is located in a conservation area of this picturesque Hertfordshire village overlooking a small green. The property has the added advantage of a garage in a nearby block.

The accommodation comprises entrance porch, 16'9 living room with open fireplace and refitted kitchen on the ground floor. The first floor has two double bedrooms and attractive bathroom. Externally there is a delightful courtyard garden and garage in nearby block.

### ACCOMMODATION

#### Entrance Porch

Cloaks space, tiled floor, frosted window to both sides, door to:

**Living Room 16'9 x 10'9 (5.11m x 3.28m)**  
Brick fireplace with cast iron stove, TV Point, beams, staircase off, window to front.

**Kitchen 10'3 x 8'2 (3.12m x 2.49m)**  
Refitted range of floor and wall mounted units, work surfaces with inset sink unit, built in oven hob and hood, integrated fridge and freezer, space and services for washing machine, tiling, tiled floor, dimplex heater, windows to front and rear, rear door to garden.





## First Floor

### Landing

Dimplex heater, exposed beams, built in airing cupboard housing hot water tank, window to rear.

### Bedroom One 10'4 x 9'1 (3.15m x 2.77m)

Part sloping ceilings, built in wardrobe, windows to front and rear.

### Bedroom Two 10'8 x 10'2 (max) (3.25m x 3.10m (max))

Down lighting, wall mounted TV point, window to front.

### Bathroom

Attractive white and chrome suite comprising panel bath, wash hand basin and close coupled WC, tiling, heated towel rail, floorboards, frosted window to front.

## Exterior

### Front Garden

Gated side access to rear.

### Rear Garden

Delightful courtyard garden paved with flower and shrub beds, panel fencing, outside lighting, gated side access leading to garage.

### Garage

In nearby block, double doors, power and light.

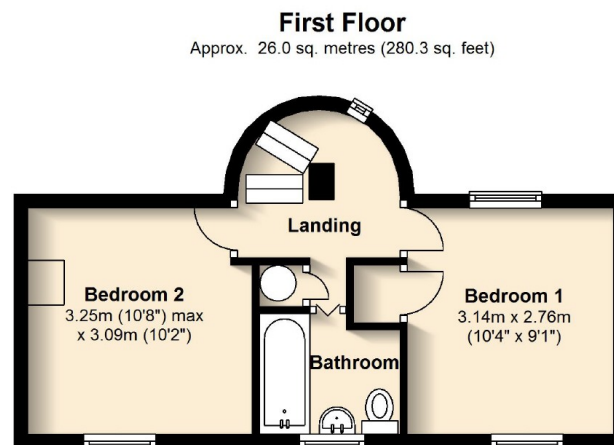
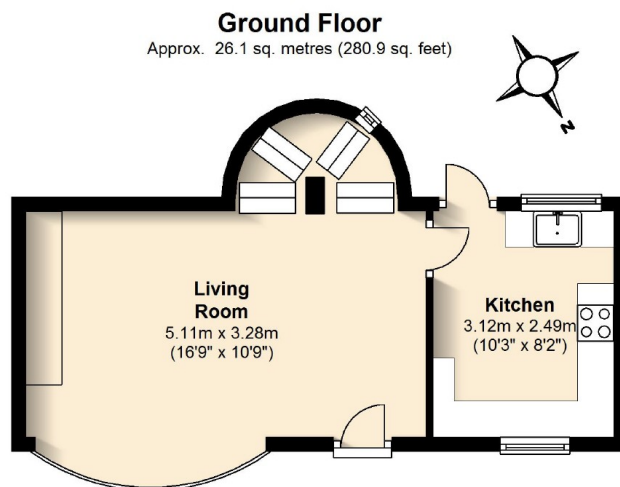
### Viewing Information

BY APPOINTMENT ONLY THROUGH  
PUTTERILL'S OF HERTFORDSHIRE,  
THROUGH WHOM ALL NEGOTIATIONS  
SHOULD BE CONDUCTED.

### Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





Total area: approx. 52.1 sq. metres (561.2 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.

