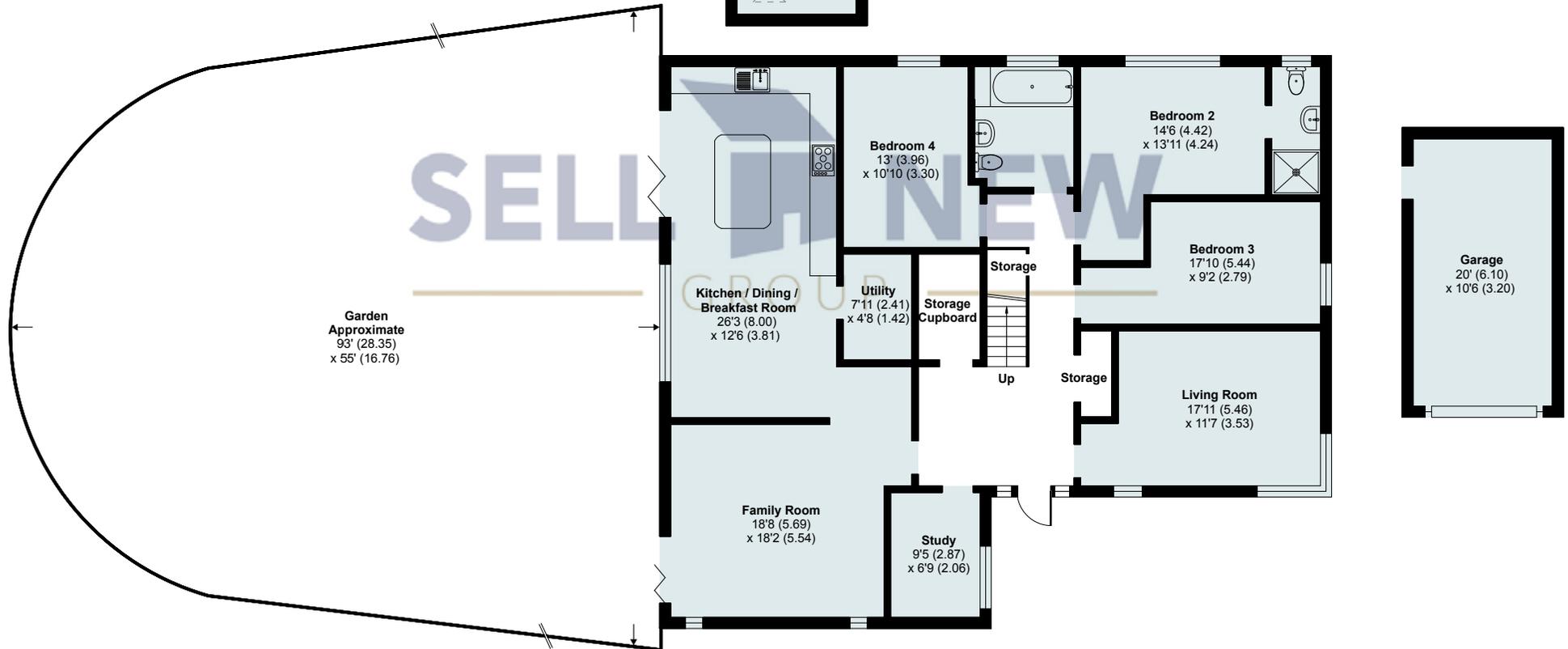
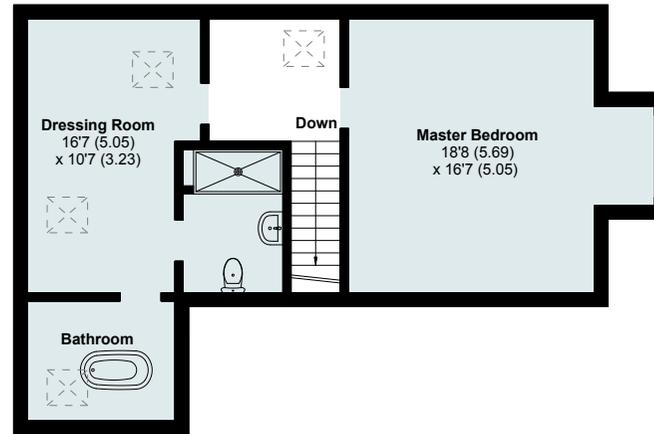




Frogmore Cottage, West Street, Lilley, Hertfordshire, LU2 8LH

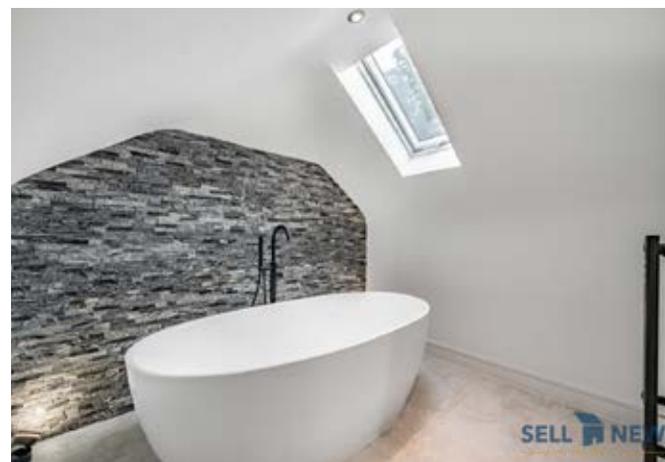
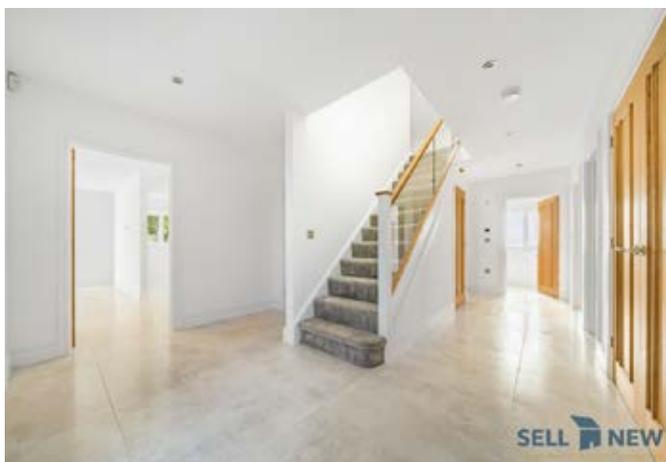
An individual home, finished to a high standard throughout with countryside views. Price on application.

SELL  NEW
Executive Homes





Sell New are delighted to offer this rarely available, individual detached five/six bedroom home, position behind electric gates. Located on a generous plot of approximately 1/3 Acre with fields views in the sought after Hertfordshire village of Lilley. The property is approaching 2,500 sqft and is finished to a high standard of finish throughout. Offered with no forward chain, viewing is highly recommended.



- Located in the desirable Hertfordshire village, 4 miles from Hitchin.
- Individual detached home, located on a generous plot located behind motorised gate
- High specification of finish throughout,
- Quality fitted kitchen and bathrooms with quality fittings
- Underfloor heating to ground floor via Air source heat pump, EPC band B
- Quality flooring included throughout
- Build warranty for buyers peace of mind
- Spacious patio with 93ft Easterly facing garden, with views across fields
- Detached garage with block paved driveway for numerous cars
- Viewing highly recommended, by appointment only!

STEP INSIDE

Downstairs accommodation comprises an entrance door into a spacious hallway with feature glass balustrades with stairs leading to the first floor accommodation, oak doors leading to the contemporary quality three piece bathroom with shower, two reception rooms family room both having dual aspect windows with family room having the benefit that you can see the church, the other having Bi-fold doors with views across the garden and fields to the side, study/bedroom five located at front with loft hatch, three useful storage cupboard, three ground floor double bedrooms, one which offers an contemporary three piece ensuite.

The stunning modern two-tone kitchen/dining family room offers an excellent range of eye and base level units finished with stone breakfast bar, worktops and splashbacks. The kitchen offers an excellent range of Siemens built-in appliances including oven, microwave, induction five ring hob, stainless steel extractor fan, dishwasher and Caple wine fridge. Further more there is a built



in bin cupboard. The kitchen also benefits from a separate utility area with eye and base level units, with built in washing machine and tumble dryer. The kitchen is finished with bifold doors out to the extensive patio area with terrific garden views.

UPSTAIRS - FIRST FLOOR

Stairs leading to the first floor landing area with Velux window, making this area light and airy, and doors to the generous master bedroom with window with views across West street with field views beyond. Across the landing is a door to the potential dressing area offering lots of potential for the new buyer to have built in wardrobes and cupboards to suite their requirements.

The stunning contemporary three piece ensuite includes chrome towel rail, feature mirror over the vanity sink unit with useful storage solution under, spacious walk-in shower unit with dual shower head over with storage in the wall. Furthermore there is a separate area with a large freestanding

slipper bath with feature wall and freestanding taps and feature lighting. Finished with porcelain tiles to floor and walls and velux window so you can look at the sky and stars while you unwind after a long day.

All bathrooms and en-suites offer quality fittings with vanity sink units and benefit from porcelain tiling to wet areas and floor, dual shower head with rainforest and handheld shower, chrome towel rail and feature glass mirror with light and shaving point. Finished with spot lighting to ceiling.

The accommodation is finished with porcelain tiled flooring to the kitchen/family dining room, utility room, hallway and bathrooms, and with quality fitted grey carpets to the living room, family room, stairs, landing and bedrooms. The property further benefits from chrome electrical fittings, and oak doors throughout.



STEP OUTSIDE

The 93ft approximate South facing rear garden offers views across fields to one side, is mainly laid to lawn with a spacious patio area spanning around the width of the property with path leading to driveway and opening leading onto another garden area which offers a range of flowers and shrubs and is finished off with stone shingle path. The garden is mainly enclosed by timber fencing and a brick wall. Outside there is external security lighting, an outside tap and a power socket.

The detached oversize garage with electric roller garage doors also has light, power and useful storage space available in the eaves for those seasonal items. The front garden offers a stunning section of shrub with a substantial block paved driveway for numerous cars leading to electrically operated gates with intercom systems.

LOCATION

Lilley is a small village, part of the civil parish in Hertfordshire which stands between Hitchin and Luton and lies within the parliamentary constituency of Hitchin and Harpenden and is only 4 miles from Hitchin town centre. Commuter trains to London, from Hitchin and Luton Airport Parkway, take just 30 minutes. This cosy village offers some of the most striking scenery in the area, the village church, rebuilt in the 19th century, contains many original features and a fine Elizabethan heraldic memorial; there is also a popular village pub.

DISTANCES

All times and distances are approximate	Luton Airport	- 5.8 Miles
Hitchin Train station	St.Albans	- 15.5 Miles
Luton Train Station	London	- 38.5 Miles



Disclaimer:

Sell New Group are acting Agents for the vendors of this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We have not tested and are not responsible for testing any of the appliances. We make detailed enquiries of the vendor to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

On reservation, Sell New Group will require:

- AML ID check will be required on all buyers
- Proof of deposit or funds
- Utility bill dated within the last 6 months
- Your mortgage agreement
- Estate agent's details (If applicable)
- A non-refundable £5,000.00 deposit is required to reserve this property; this will be deducted from the overall agreed sale price and is strictly on the basis of a 10 week exchange deadline, starting from when the legal contract has been received by your solicitor.

Should you wish clarification on any of the above points, please ask prior to any reservation fees being paid.

SELL  NEW
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