

Leaper Cottages  
The Green, Letchmore Heath, WD25 8ES  
Price £579,950 Freehold

**STATONS**

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Bedrooms 2 | Bathrooms 1 | Receptions 2







4 Leaper Cottages  
The Green, Letchmore Heath  
WD25 8ES



A lovely end of terrace 2 double bedroom character cottage located in the heart of the picturesque village of Letchmore Heath. The house has original features and includes a secluded rear garden. The ground floor comprises of a living room leading to a kitchen/dining room with access to the garden. On the first floor are 2 bedrooms and a bathroom. Externally is a large brick-built outhouse, large garden and off street parking for 2 cars.

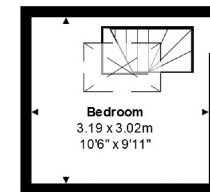
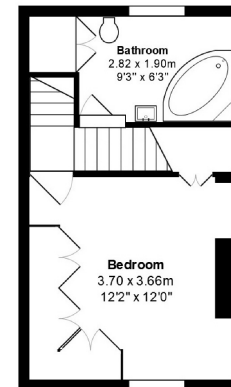
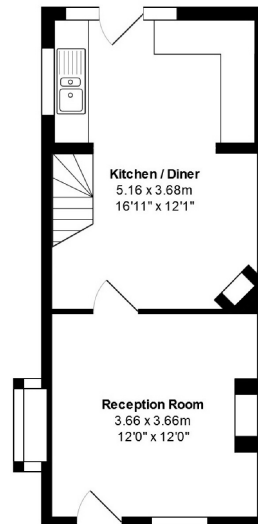
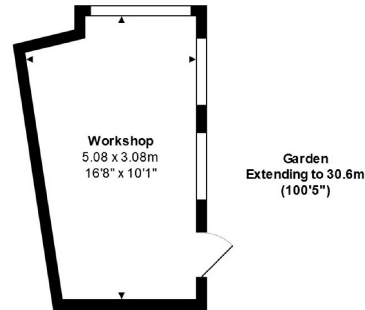
Located between Radlett and Aldenham, Letchmore Heath is a pretty village that dates from the 13th Century. It provides excellent access to the M1, A41 and M25 (providing further access to Gatwick, Heathrow and Luton airports). The mainline Thameslink station is available from nearby Radlett or Elstree, connecting to St Pancras in less than half an hour. The surrounding countryside provides numerous activities including golf, riding and walking and on the village green you can enjoy the public house that dates back to the 17th Century. Excellent schooling, both state and private, are nearby including Aldenham School, Haberdashers' Aske's (boys and girls), Radlett Preparatory and Edge Grove.

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Total Area: 80.2 m<sup>2</sup> ... 863 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
100-90%	<b>A</b>		100-90%	<b>A</b>	
80-90%	<b>B</b>		80-90%	<b>B</b>	
60-80%	<b>C</b>		60-80%	<b>C</b>	
40-60%	<b>D</b>		40-60%	<b>D</b>	
20-40%	<b>E</b>		20-40%	<b>E</b>	
10-20%	<b>F</b>		10-20%	<b>F</b>	
1-10%	<b>G</b>		1-10%	<b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Energy Efficiency: 50 (Current), 77 (Potential)  
Environmental Impact: 48 (Current), 72 (Potential)

**DISCLAIMER:**

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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