



PUTTERILLS

— est. 1992 —

Guide Price £400,000

37 Lemsford Village, Lemsford, Welwyn Garden
City, Hertfordshire, AL8 7TR

PROPERTY SUMMARY

A charming Grade II Listed 17th Century cottage in the highly sought-after village of Lemsford, offering an exciting opportunity to modernise and enhance a characterful home. The accommodation includes two reception rooms, two bedrooms, a ground-floor bathroom, a delightful cottage garden, and a spacious garden store with further potential (subject to the necessary consents).

Ideally positioned opposite the River Lea and within walking distance of the village pub, Brocket Hall Estate and countryside walks, with Welwyn Garden City, mainline rail links and the A1(M) all close by.

Offering enormous potential, historic charm, and an enviable village location, this Grade II Listed cottage represents a wonderful opportunity for buyers seeking a rewarding restoration and modernisation project in one of Hertfordshire's most desirable settings.















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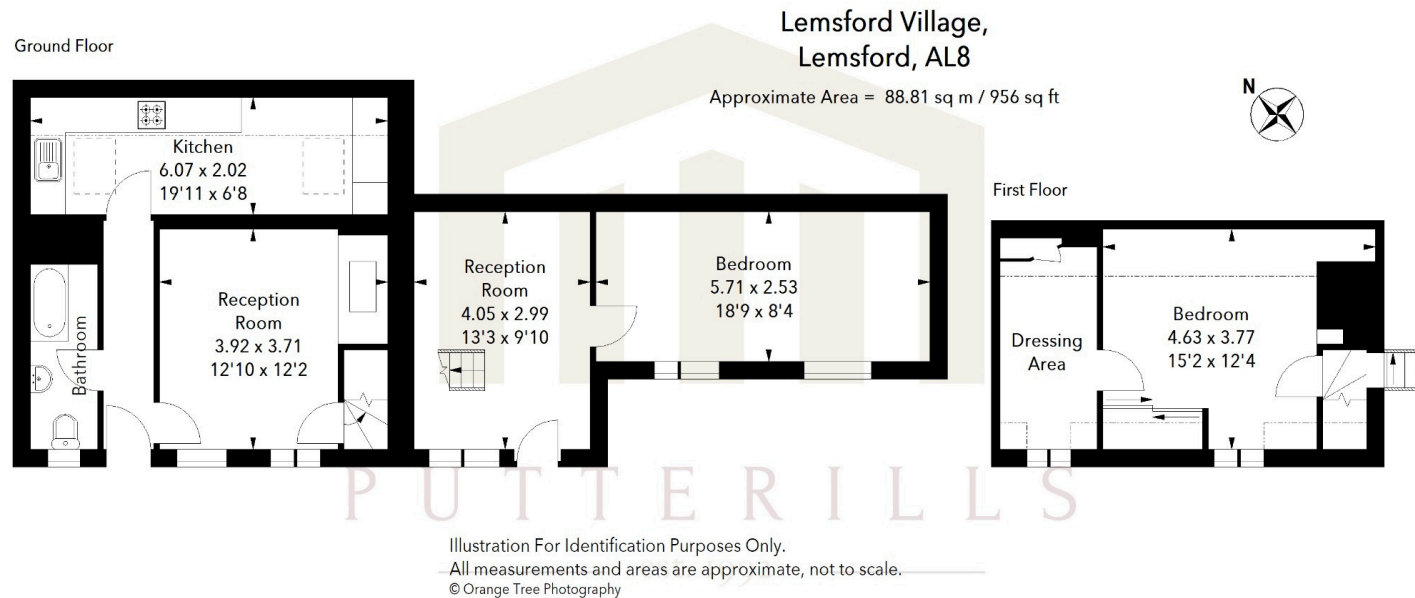
LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Grade II Listed



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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