



CARNEGIE PHOTOGRAPHY

Lavender Cottage Datchworth Green, Datchworth, Hertfordshire, SG3 6TL

£514,500

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Carnegie

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

Lavender Cottage Datchworth Green, Datchworth, Hertfordshire, SG3 6TL

****Unexpectedly back on the market**** - A stunning new 2 bedroom cottage located right next to the picturesque village green of Datchworth. Lavender Cottage has been built to an extremely high standard throughout offering open plan living to optimise space while carefully creating a warm and welcoming feel.

Introduction

A stunning new small development comprising two unique and exclusive cottages located right next to the picturesque village green of Datchworth. Each cottage has been built to an extremely high standard throughout offering open plan living to optimise space while carefully creating a warm and welcoming feel. The kitchens and bathrooms are equipped with modern high specification appliances in each. The bespoke bi-folding doors open up to the entire width of the house creating an infinity look where al-fresco dining can be enjoyed to the full. The garden space also offers a beautifully designed patio and grass lawn lined with a backdrop of flowers and shrubs that are illuminated after dark by an impressive under floor outdoor lighting system. The village of Datchworth boasts an array of local facilities including a convenience store, pub, restaurant, a tea room, pre-school, junior school, cricket pitch, rugby, bowls, tennis courts and a modern clubhouse which sits right at the centre of the village overlooking the green. All of which are literally on your doorstep and less than a five minute walk away. Please note - pictures are for illustrative purposes only and not indicative of exact finishes.

Living room 19'0" x 16'9" (5.80m x 5.11m)

Kitchen 11'9" x 6'0" (3.60m x 1.83m)

Cloakroom

Landing

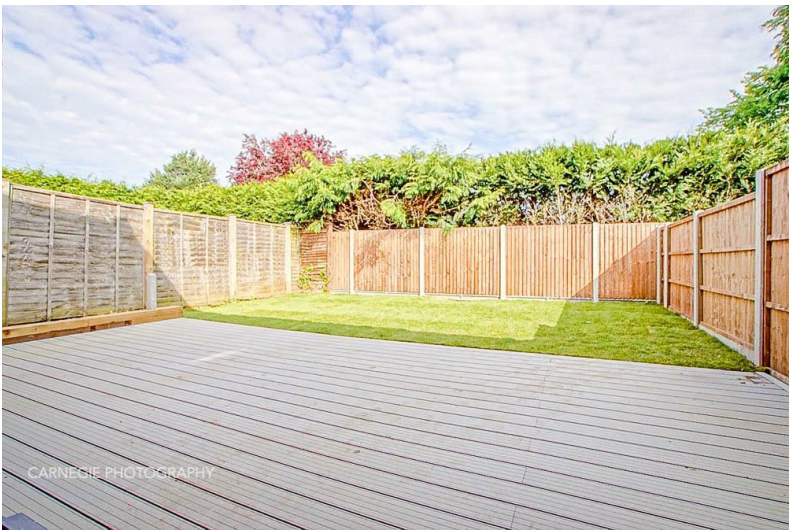
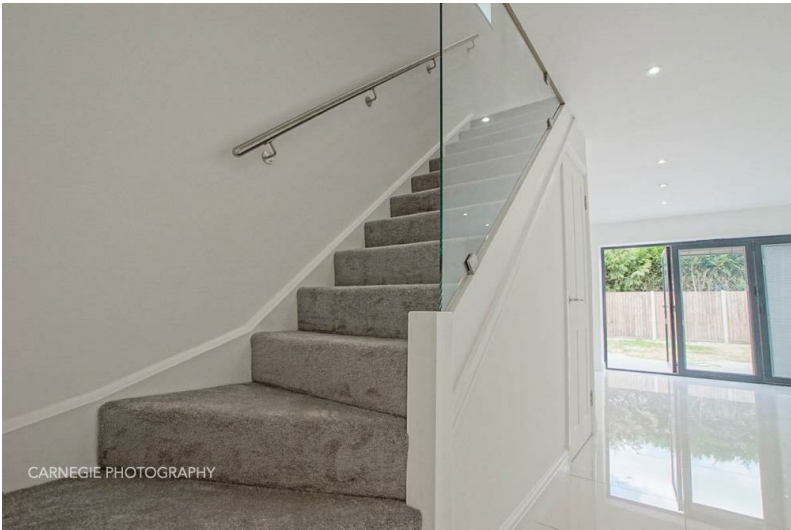
Bedroom 1 12'7" x 11'6" (3.86m x 3.52m)

Bedroom 2 11'11" x 10'11" (3.64m x 3.35m)

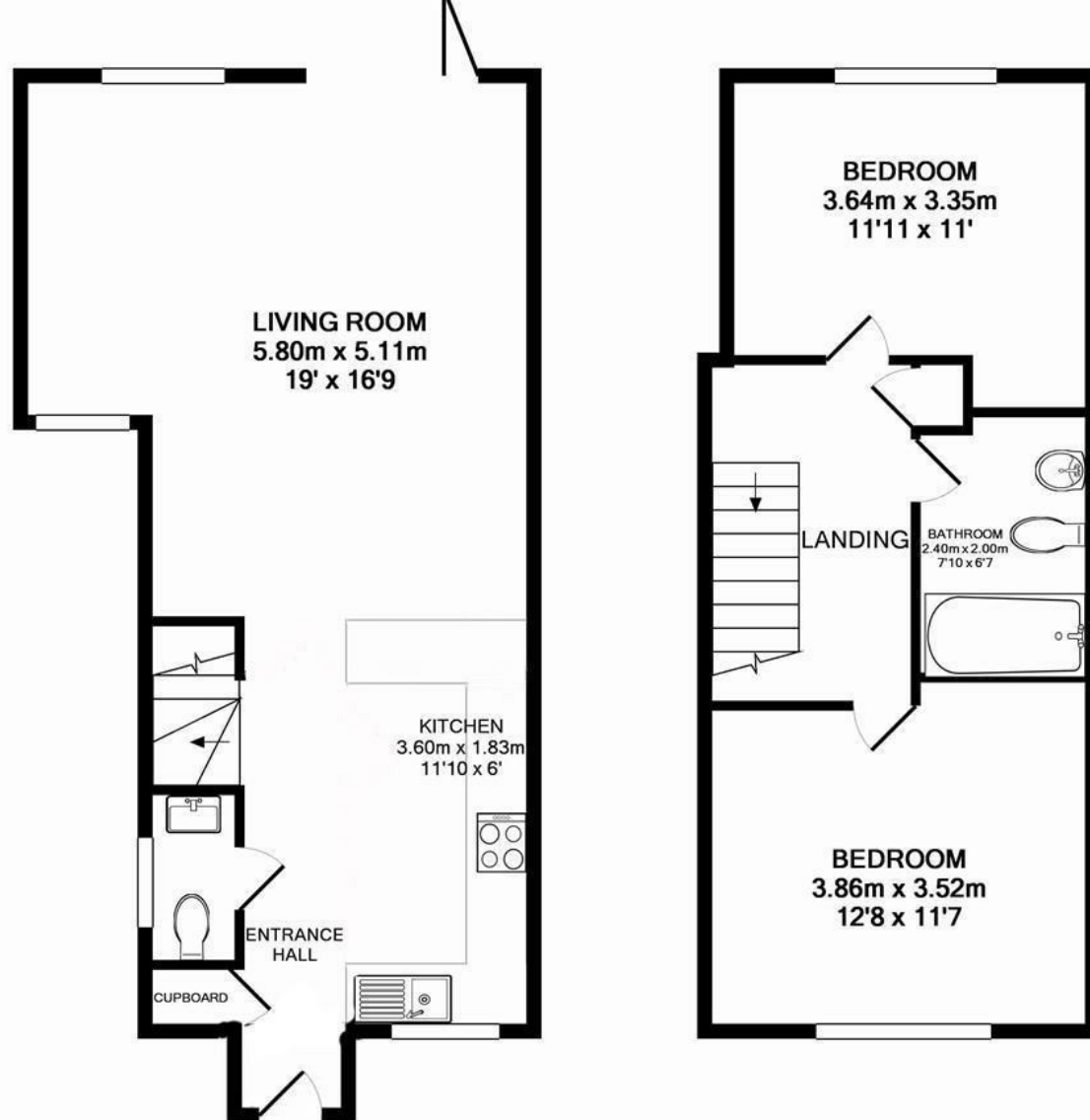
Bathroom 7'10" x 6'6" (2.4m x 2m)

Agent's note

Pictures are of the next door property for illustrative purposes only and not indicative of exact finishes. Viewing strictly by appointment only through sole selling agent Carnegie.



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GROUND FLOOR
APPROX. FLOOR AREA 41.1 SQ.M. (442 SQ.FT.)

1ST FLOOR
APPROX. FLOOR AREA 36.1 SQ.M. (388 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.2 SQ.M. (831 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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