



Offers Over £475,000

Law Hall Cottages, Bendish, Hitchin, Hertfordshire, SG4 8JG

Freehold

PROPERTY SUMMARY

A charming three-bedroom Victorian cottage in the peaceful hamlet of Bendish, offering character, flexible living space, and beautiful countryside views. The home features a dual-aspect sitting room with a wood-burning stove and garden access, a separate dining room, and a bright conservatory suitable as a home office or additional reception room.

All three bedrooms enjoy scenic rural views and retain original features, including fireplaces, while a family bathroom completes the accommodation.

Outside, the mature rear garden backs onto recreation land and open countryside, providing privacy and an ideal space for relaxing or entertaining. The property also benefits from driveway parking and a garage.

Located in a picturesque rural setting with excellent walking and bridleway routes, the cottage is approximately 5.5 miles from Luton Airport Parkway, offering fast rail connections to London St Pancras. It combines tranquil country living with convenient commuter access.

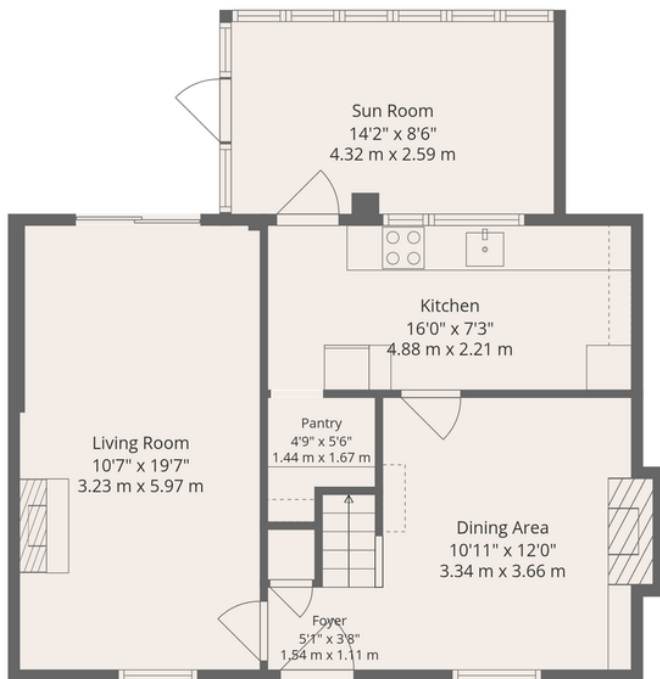




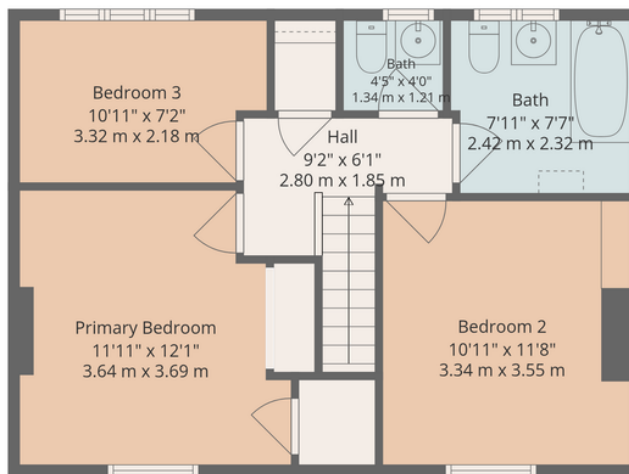








1st Floor



2nd Floor

Total: 1186 sq. Ft, 110 m2
1st Floor: 658 sq. Ft, 61 M2, 2nd Floor: 528 sq. Ft, 49 m2
Excluded Areas: Fireplace: 5 sq. Ft, 1 M2, Walls: 101 sq. Ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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