



55 Southfields • Letchworth Garden City • Hertfordshire • SG6 4LU

Guide Price £410,000

Charter Whyman

TOWN & VILLAGE HOMES





REMARKABLY SPACIOUS POST-WAR FAMILY HOUSE SCOPE TO UPDATE & IMPROVE GARDEN STUDIO

THE PROPERTY

This individual detached post-war house provides very spacious and versatile family accommodation. It provides tremendous scope for further updating, improvement and rearrangement of the accommodation to suit a wide range of needs. There are four reception rooms, conservatory, kitchen/breakfast room, utility room and cloakroom/WC on the ground floor.

The first floor provides three bedrooms, bathroom and shower room. A fourth bedroom is located on the second floor, together with a walk-in loft.

The majority of the windows have sealed unit double-glazing with others having secondary double- or triple-glazing. The house benefits from gas fired central heating.

THE OUTSIDE

The house is set in a plot measuring approximately 115' by 44' (35m x 13.5m) overall and screened from the road by a dwarf wall topped with fence panels. The front garden is laid to lawn with borders well stocked with ornamental shrubs. The tarmac drive provided off-street parking and leads to the attached garage. Double gated open to an additional off-street parking space laid to shingle.

The south facing rear garden is some 55' (16.8m) in depth and laid to lawn with paved patios, herbaceous beds and borders and ornamental shrubs.

In addition to the versatile garden studio, there are two timber garden sheds and an aluminium framed greenhouse.

THE LOCATION

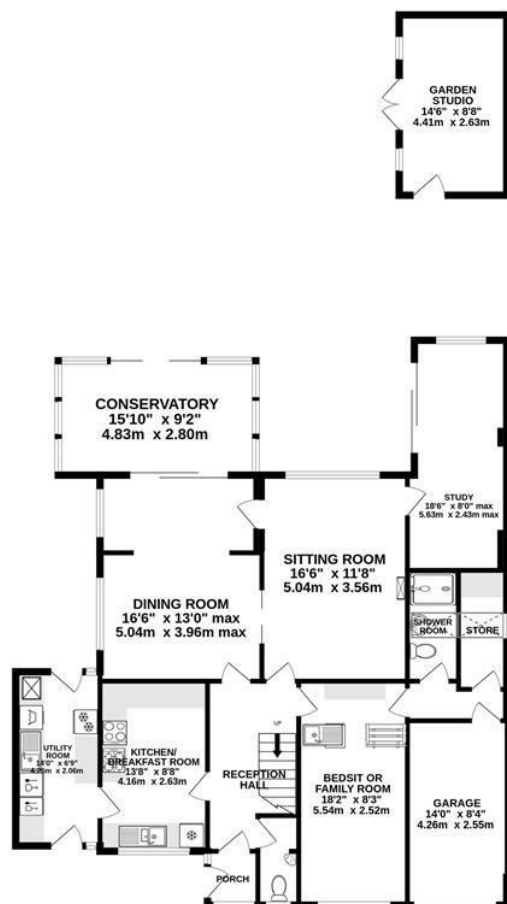
Southfields is an established residential road in the Grange area on the north western side of Letchworth. No 55 is just 1.1 miles from the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is only 2.6 miles away by car, with Junction 10 being 3.4 miles.



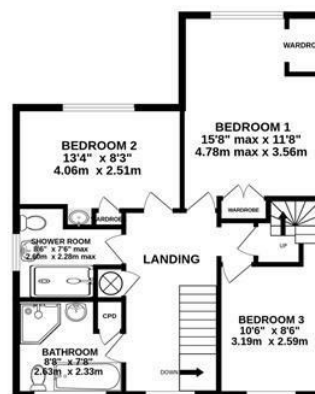




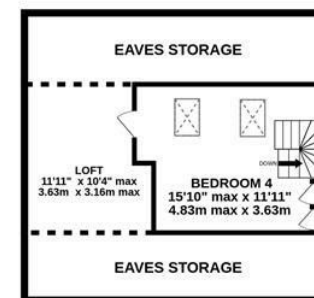
GROUND FLOOR
1280 sq.ft. (119.5 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.6 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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EPC RATING

Band - D

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

TENURE

FREEHOLD

LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - E

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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