



222 Kristiansand Way

Letchworth Garden City, Hertfordshire, SG6 1TU

Gavin Mills

POWERED BY

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UK



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Guide Price £575,000

A well-presented, detached four-bedroom family home, situated in a cul-de-sac location in Letchworth Garden City.

Ground floor accommodation

To the ground floor, the entrance hall leads into the sitting room which has a large bay window to the front aspect and an open arch leading through to the open-plan kitchen/dining room which has glazed double doors leading out to the rear garden.

There is a built-in pantry cupboard, a separate utility room with access to the WC, and a pedestrian door into the partially converted garage.

First floor accommodation

To the first floor, the master bedroom has a built-in double wardrobe and an ensuite shower room. There are three further bedrooms and a family bathroom.

Outside

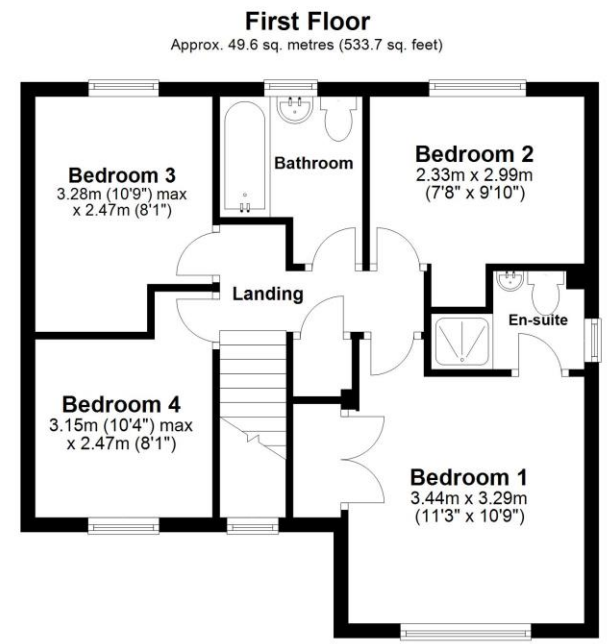
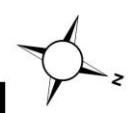
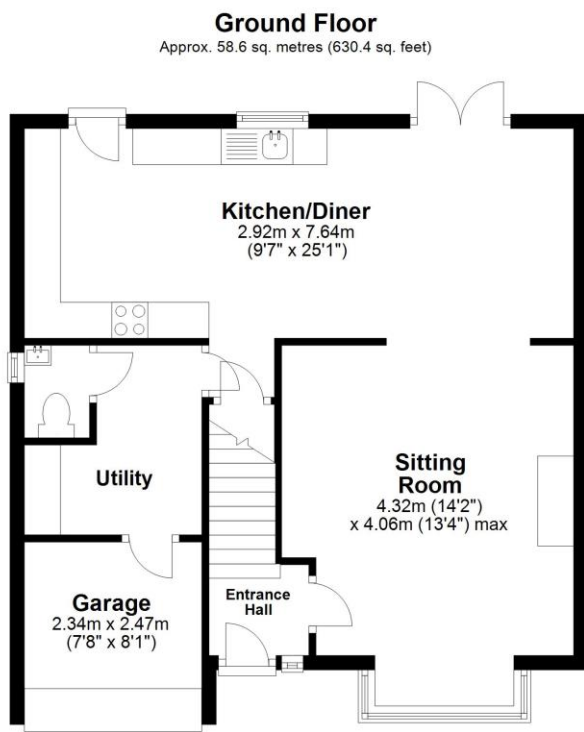
To the front of the property, there is a driveway ahead of the partially converted integral garage. The front garden is laid to lawn with flower and shrub beds. Gated side access leads to the rear garden which is laid to lawn and paved/decked seating areas along with a store shed and sheltered hot tub.

Location

The property is conveniently located for access to Letchworth Town Centre, train station, a wide range of local amenities, and highly regarded schools.



Call Gavin Mills to arrange a viewing on **07971 807 341**



Total area: approx. 108.1 sq. metres (1164.1 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.