



# 88 Ridge Road

Letchworth Garden City, SG6 1PT

Gavin Mills

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# 88 Ridge Road

Guide Price £450,000

A beautifully presented, three-bedroom, early Garden City cottage, situated in a quiet, yet convenient location, within walking distance of the Town Centre and train station.

This charming, character home, listed Grade II, retains wonderful period features, such as original parquet flooring, laid in a herringbone style, and fireplaces, blended with modern features, such as a recently refitted kitchen/breakfast room with underfloor heating.

## Ground floor accommodation

The front door opens to an entrance porch which has a tiled floor and built-in storage. The sitting room has original parquet flooring and a feature open fireplace with a cast iron and tiled surround, and a stone hearth.

The kitchen/breakfast room has under-floor heating and a range of fitted wall and base level units with quartz worktops over and an inset sink. Integrated appliances include an induction hob with an electric oven below and a dishwasher. Space is available for a fridge freezer.

There is a part vaulted ceiling with a skylight, along with a window and glazed door opening out to the rear garden.

There is a separate utility area under the staircase with space and plumbing for a washing machine. The ground floor bathroom has a part vaulted ceiling with a skylight and window to the rear.

## First-floor accommodation

On the first floor, the principal bedroom has a feature fireplace with built-in storage on either side and a window to the front aspect overlooking the green. Bedroom two is also a double bedroom, whilst bedroom three is a good-sized single room.

## Outside

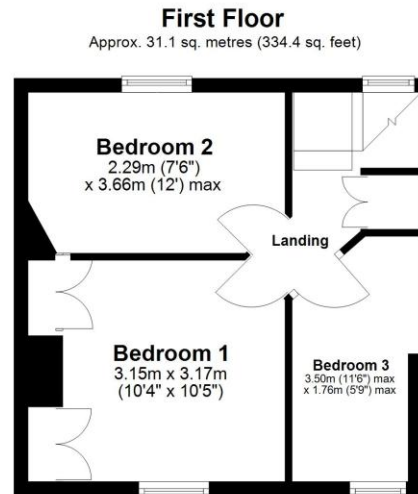
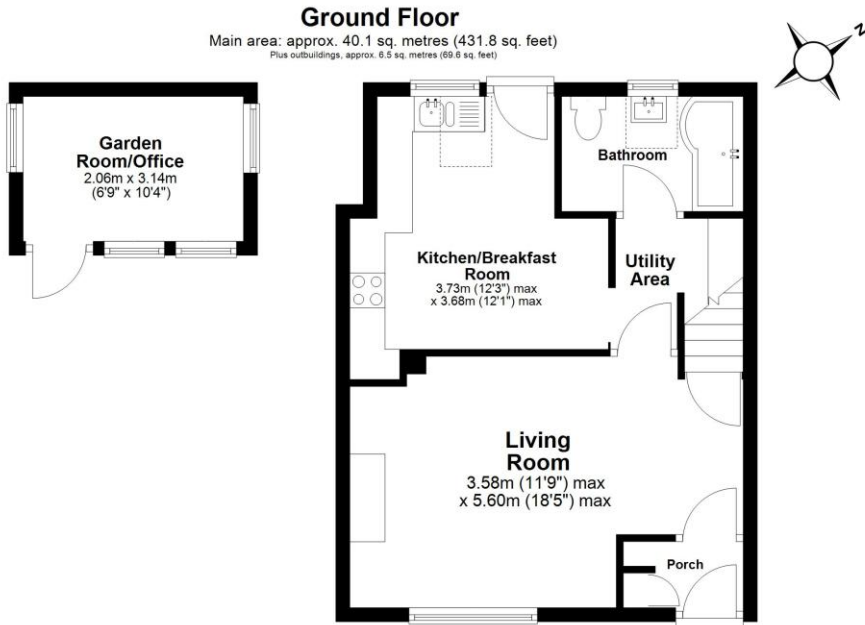
To the front, there is a gravel driveway providing off-street parking for one vehicle, and further parking around the green is available.

The west-facing rear garden is laid to lawn with both paved patio and decked seating areas. To the rear of the garden, there is a summer house/ home office with power connected as well as a garden shed.





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



Main area: Approx. 71.2 sq. metres (766.2 sq. feet)  
Plus outbuildings, approx. 6.5 sq. metres (69.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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.