



# 41 Gernon Road

Letchworth Garden City , Hertfordshire, SG6 3HR







# 41Gernon Road

Guide Price £725,000

A four double bedroom, semi-detached, early garden city cottage, conveniently located within a short walking distance of the Town Centre and train station.

Extended and vastly improved by the present vendors, this 1907 exhibition cottage features well-presented accommodation of 1778 sq.ft, set across two floors, along with a private, south-facing rear garden, and off-street parking for two vehicles.

There is a built-in storage cupboard and glazed double doors leading out to the rear garden. To the side of the sitting room, there is a separate study/ground floor bedroom with a window to the front aspect.

## First floor accommodation

The principal bedroom has a vaulted ceiling along with an ensuite shower room and walk-in wardrobe. There are three further double bedrooms, all with a range of built-in wardrobes/storage and a family bathroom.

## Outside

To the front, there is a block paved driveway with off street parking for two vehicles ahead of the large single garage, which has an electric door to the front and a fitted EV charger.

To the rear of the garage is a separate utility room and a pedestrian door accessing the south-facing rear garden which is laid to paved seating area and lawn with a variety of flower and shrub borders.

## Ground floor accommodation

The entrance porch has quarry tiled flooring and a stained-glass door leading to the entrance hall, which has stairs rising to the first floor with a built-in storage cupboard below.

The dual aspect, open plan kitchen/dining room has a range of fitted wall and base level units with quartz worktops over. There is an integrated induction hob, a double oven, and a dishwasher. Space is available for a fridge/freezer. There is a rear hall with access to the WC and the rear garden.

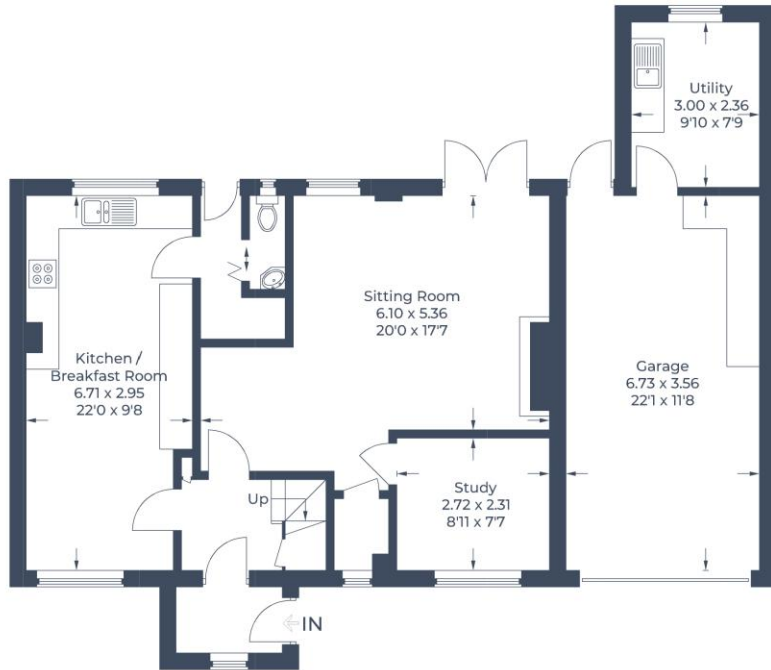
The sitting room has a feature brick fireplace with an inset electric fire and a tiled hearth.



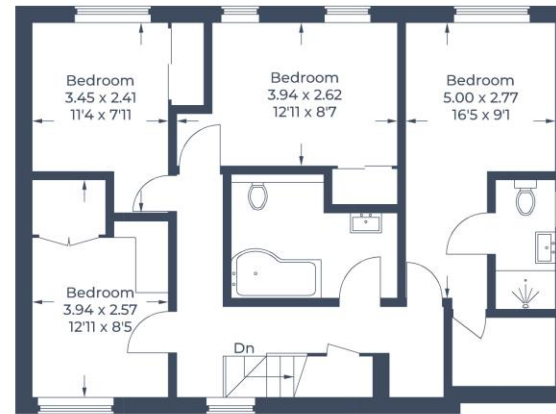


Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area  
 Ground Floor = 68.7 sq m / 739 sq ft  
 First Floor = 64.9 sq m / 698 sq ft  
 Garage / Utility = 31.7 sq m / 341 sq ft  
 Total = 165.3 sq m / 1,778 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.