



Letchworth Road, Western Park

In Excess of £500,000

An attractive DOUBLE BAY-FRONTED period detached property, retaining its ORIGINAL CHARACTER. The home sits on a generous plot, offering scope for a REAR EXTENSION, subject to relevant permissions.



Knightsbridge
Estate Agents

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Entrance Hall

With original part leaded windows to the front elevation and original front door, picture rail, stairs to first floor, radiator.

Ground Floor WC

6' 10" x 7' 4" (2.09m x 2.24m)

With leaded glazed window to the rear elevation, low-level WC, wash hand basin, heated towel rail.

Sitting Room

23' 10" x 12' 6" (7.27m x 3.82m)

With two leaded windows to the side elevation, leaded bay window to the front elevation, leaded French doors to the rear elevation, beamed ceiling, gas fire with brick inset and hearth, original style fire surround, two radiators.

Dining Room

15' 5" x 11' 3" (4.69m x 3.42m)

With leaded bay window to the front elevation, living flame effect gas fire with tiled inset and hearth, fire surround, picture rail radiator.

Study

9' 10" x 7' 7" (2.99m x 2.31m)

With leaded window to the front elevation, part leaded window through to study, radiator.



Kitchen

13' 9" x 7' 6" (4.18m x 2.29m)

With two leaded windows to the rear elevation, one and a half bowl stainless steel sink and drainer unit, a range of wall and base units with work surface over, built-in oven and electric hob, extractor fan, built-in dishwasher, door to lobby area, tiled floor, radiator, open access to the second kitchen area.

Second Kitchen Area

7' 11" x 6' 7" (2.42m x 2.01m)

With cupboard housing meters, part leaded window through to study, wall and base units with work surface over, tiled floor, radiator.

Lobby

With door to the rear elevation.

Second Ground Floor WC

4' 8" x 2' 9" (1.41m x 0.85m)

With window to the rear elevation, low-level WC, tiled floor.

First Floor Landing

With part leaded stain glazed window to the rear elevation, picture rail, radiator.

Bedroom One

20' 0" x 12' 6" (6.10m x 3.80m)

With leaded windows to the front and rear elevations, two leaded windows to the side elevation, fitted wardrobes, picture rail, two radiators.









Bedroom Two

11' 11" x 11' 3" (3.64m x 3.42m)

With leaded window to the front elevation, picture rail, radiator.

Bedroom Three

12' 2" x 9' 9" (3.72m x 2.96m)

With leaded window to the front elevation, picture rail, fitted wardrobes, radiator.

Bathroom

10' 6" x 7' 7" (3.20m x 2.31m)

With leaded window to the rear elevation, bath, separate shower cubicle, pedestal wash hand basin, loft access, heated chrome towel rail, radiator.

Separate WC

5' 0" x 2' 11" (1.52m x 0.89m)

With leaded window to the rear elevation, low-level WC.

Box Room (accessed via bathroom)

19' 10" x 5' 10" (6.05m x 1.79m)

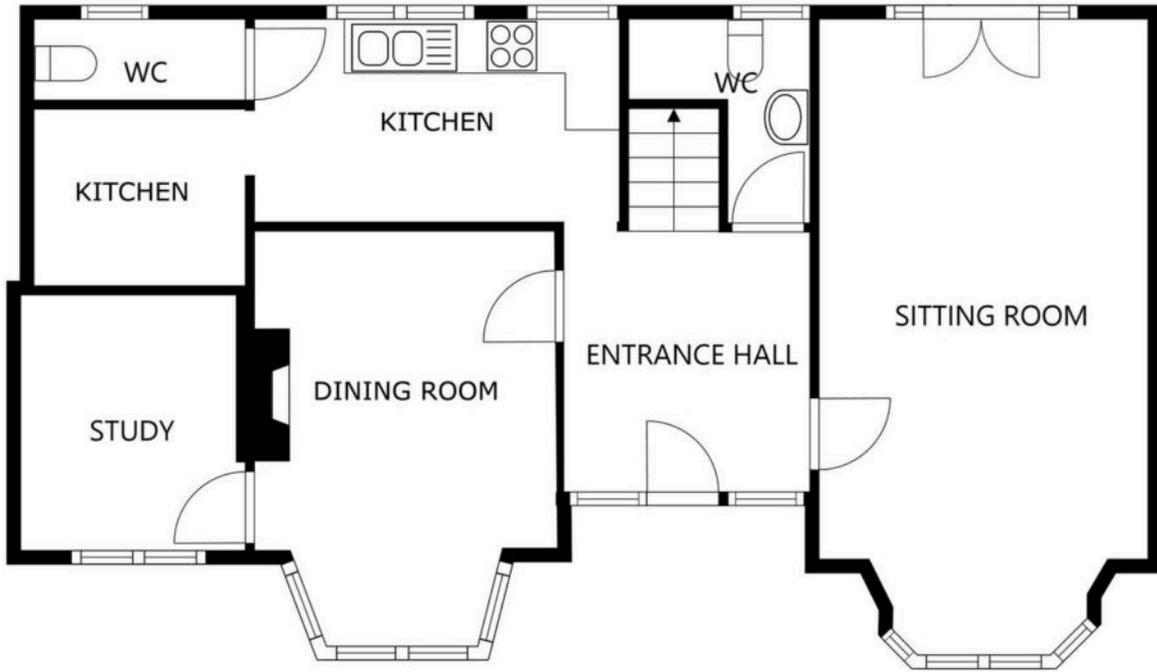
With diamond shaped window to the front, wall mounted boiler, radiator.

Front Garden

Stone walled frontage with tarmac area, flowerbed and shrubs, hedging to the side.

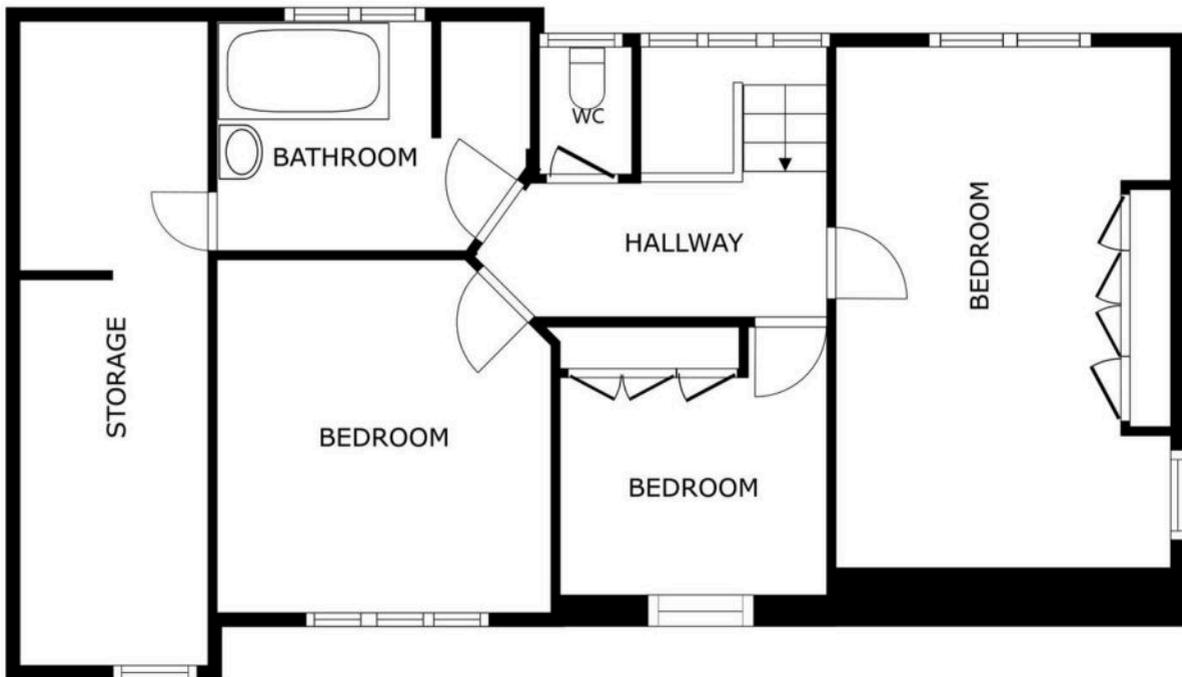
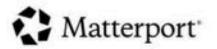
Rear Garden

A stunning established mature rear garden with paved patio, outside wash house (measuring 2.44 m x 1.88 m) with plumbing for washing machine, wall and base units, sink, garden room (measuring 3.5 m . 2.36 m) with French doors overlooking the garden, gate to carport, side door to garage, well shaped lawn, a variety of well stocked flowerbeds and mature shrubs and trees, further raised lawn area to the rear with hedging providing privacy, mature fir trees, fenced perimeter.



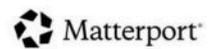
FLOOR 1

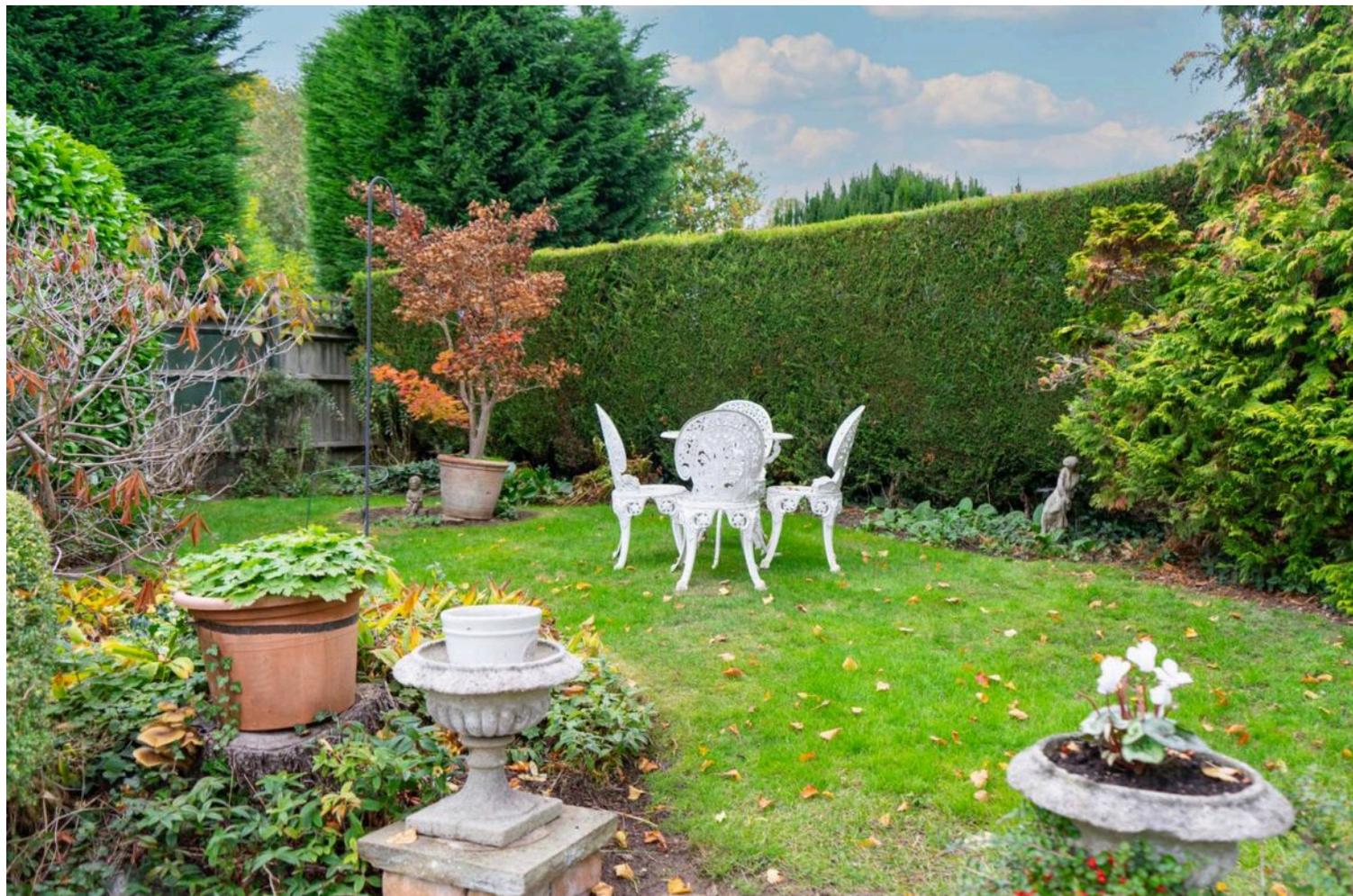
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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Driveway

2 vehicles - Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

Car Port

1 Vehicle

Garage

1 Vehicle - Measuring 6.01 m x 3.35 m. With an electric up and over door to the front elevation, power and lighting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.