



Wilbury Hills Road, Letchworth Garden City - SG6 4JY

Guide Price £525,000



HARVEY
ROBINSON

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED FAMILY HOME
- BRIGHT KITCHEN WITH SCOPE TO UPDATE
- TWO SPACIOUS RECEPTION ROOMS
- EXCELLENT POTENTIAL
- ENCLOSED SOUTH-EAST FACING REAR GARDEN
- SINGLE GARAGE AND BRICK BUILT STORAGE / WC
- DRIVEWAY FOR MULTIPLE VEHICLES
- SOUGHT-AFTER LETCHWORTH GARDEN CITY LOCATION
- CHAIN FREE





Property Description

This impressive three-bedroom semi-detached family home offers spacious accommodation and excellent potential to modernise and personalise, all within the highly sought-after Letchworth Garden City. Offered chain free, the property is an ideal opportunity for buyers looking to create their ideal home. The ground floor comprises a welcoming entrance hallway, two generous reception rooms providing versatile living and entertaining space, and a spacious kitchen offering ample storage and worktop space. Upstairs, there are three well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, a single garage and additional brick-built storage. There is also a convenient WC, offering potential for use as a utility space. There is a private and enclosed rear garden, predominantly laid to lawn, providing a pleasant outdoor space for relaxing and entertaining. Convenient access to the front of the property is available via a door positioned alongside the garage.

LOCATION AND AMENITIES

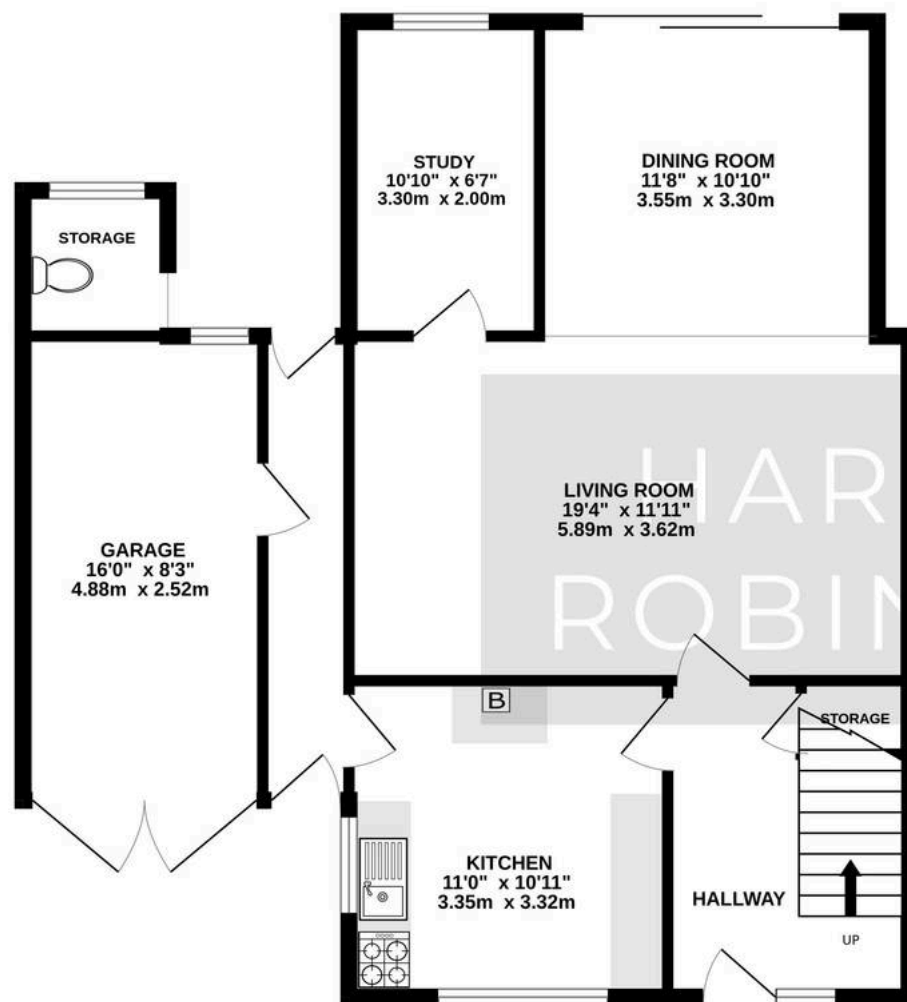
Situated in the popular residential area of Letchworth Garden City, Wilbury Hills Road is ideally positioned for a range of local amenities, schooling and transport connections. The nearby town centre offers a variety of shops, supermarkets, cafés, restaurants and leisure facilities, catering for everyday needs. There are several well-regarded schools in the surrounding area, making the location appealing to families. For commuters, Letchworth Garden City railway station is approximately 1.2 miles away, providing regular services to London King's Cross and Cambridge. The area also benefits from convenient road links, with access to the A1(M) available for journeys further afield. For those who enjoy the outdoors, Wilbury Recreation Ground and the wider green spaces of Letchworth offer opportunities for walking, recreation and enjoying the town's distinctive Garden City surroundings. Combining a convenient residential setting with excellent amenities and transport links, this location offers an appealing balance of everyday practicality and green open spaces.

Council Tax band: D

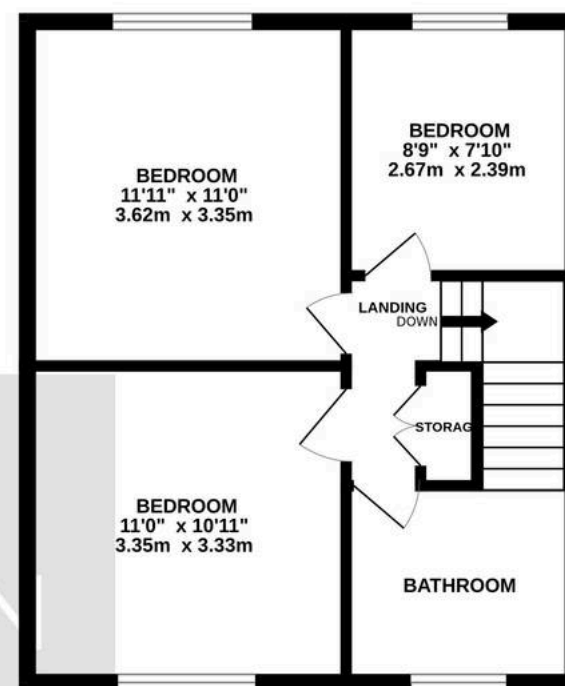
Tenure: Freehold



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



FIRST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 sq.m.) approx.

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FAQ'S

Tenure: Freehold

Council Tax Band: D

Water Meter: Yes

Boiler Installed: 2001

Loft: Not Boarded

Vendor Onward Movements: No Onward Chain

Rear Garden Aspect: South East

Primary School Catchment: Wilbury Junior School / St Thomas More

Primary School

Secondary School Catchment: Fearnhill School / Highfield School

What3Words Location: ///darkens.archduke.canyons

EPC Rating: D

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

TRAVEL

Distance to A1: 3.3 miles

Biggleswade Railway Station: 1.2 miles walking distance

Cambridge: 24.5 miles

Bedford: 18.2 miles

Milton Keynes: 29.5 miles

London: 39.9 miles

