



## Letchworth Road, Western Park

Guide Price £675,000

A substantial six-bedroom semi-detached home in Western Park, offering over 2,000 sq ft of flexible living space, extended open-plan accommodation and a mature rear garden with driveway and garage.







#### Entrance Hall

An L-shaped entrance hall with a tall double-glazed window to the front elevation, stairs to the first floor landing and an internal door leading to the garage.

#### Reception Room One

15' 6" x 15' 4" (4.72m x 4.68m)

With a double-glazed bay window to the front elevation, coving to the ceiling, picture rail, built-in bookshelf, storage cupboards, a living flame-effect gas fire with hearth and surround, a TV point, and two radiators.

#### Utility Room

10' 8" x 5' 6" (3.26m x 1.67m)

With a door leading to the rear garden, a sink and drainer unit with a range of wall and base units with work surfaces over, plumbing for a washing machine, tiled flooring and a radiator.



#### Reception Room Two/Home Office

13' 9" x 11' 9" (4.18m x 3.57m)

With a double-glazed sash window to the rear elevation, coving to the ceiling, picture rail, fireplace, bespoke fitted furniture with bookshelves, cupboards and a radiator.

#### Ground Floor Shower Room

10' 0" x 4' 1" (3.06m x 1.24m)

With a glazed window to the side elevation, a walk-in shower with electric shower, extractor fan, wash hand basin, low-level WC and a heated towel radiator.





### Open Plan Living Kitchen Dining Room

29' 4" x 15' 11" (8.93m x 4.86m)

With feature triple-glazed large sliding doors to the side elevation and two picture windows to the front and rear elevations, which give views and access to the rear garden beyond, three skylight windows to the side elevation, inset ceiling lighting, centre island with built-in one and a half bowl stainless steel sink, breakfast bar, base units and marble work surface over. Kitchen Area: a stylishly fitted kitchen with low-level floor lighting and over-unit lighting, two built-in Siemens ovens, coffee machine, Siemens induction hob, single gas hob with extractor over, built-in dishwasher, a range of cream and brown base units with marble work surfaces over, wall units with under-unit lighting, part mosaic tiling and tiled flooring with seating area, dining area, TV point and underfloor heating.



### First Floor Landing

Large L-shaped landing with a feature tall window to the front elevation, storage cupboard and radiator.

### Bedroom One

15' 0" x 13' 1" (4.57m x 4.00m)

With double-glazed French doors leading to the decked balcony, a skylight window to the side elevation, a vaulted ceiling, a range of mirrored fitted wardrobes and drawers, and two radiators.











### En-Suite Bathroom

13' 7" x 12' 1" (4.13m x 3.69m)

With a double-glazed bay window to the front elevation, freestanding bath with mixer tap shower attachment, a separate tiled shower cubicle with overhead rainfall shower and hand-held shower attachment, infrared sauna, low-level WC, wash hand basin, tiled flooring, partly tiled walls, ceiling spotlights and radiator.

### Bedroom Two

15' 10" x 15' 4" (4.82m x 4.67m)

With a double-glazed bay window to the front elevation, picture rail, feature period style fireplace with tiled hearth and fire surround, and a radiator.

### Bedroom Three

14' 3" x 11' 11" (4.35m x 3.62m)

With two double-glazed sash windows to the rear elevation, a feature period style fireplace with hearth and fire surround, picture rail, part wood panelled walls, a wash hand basin, a TV and a radiator.

### Bedroom Four

11' 9" x 9' 0" (3.57m x 2.74m)

With a double-glazed sash window to the side elevation and a radiator.

### Family Bathroom

12' 1" x 5' 6" (3.68m x 1.68m)

With a double-glazed window to the rear elevation, Jacuzzi bath, low-level WC, wash hand basin, walk-in shower cubicle with overhead rainfall shower and handheld shower attachment, tiled flooring, extractor fan, ceiling spotlights and a heated towel radiator.

### Shower Room

9' 7" x 5' 8" (2.91m x 1.72m)

With a double-glazed sash window to the side elevation, walk-in shower cubicle with overhead rainfall shower and hand-held shower attachment, low-level WC, bidet, wash hand basin, tiled walls, built-in shelf, wood effect flooring and a heated chrome towel radiator.

### Second Floor Landing

With a double-glazed window to the side elevation with window seating.

### Bedroom Five

15' 4" x 12' 10" (4.68m x 3.90m)

With a double-glazed window to the front elevation and a radiator.



### **Bedroom Six**

13' 8" x 9' 10" (4.16m x 3.00m)

With a double-glazed window to the rear elevation, fitted wardrobes, fitted cupboards, fitted drawers and a radiator.

### **Shower Room**

13' 9" x 5' 11" (4.20m x 1.80m)

With a double-glazed skylight window to the rear elevation, ceiling spotlights, a walk-in shower cubicle with electric shower, a wash hand basin, a low-level WC, partly tiled walls, a linen cupboard, tiled flooring and a heated towel radiator.

### **Front Garden**

An established front garden with a variety of shrubs, rose bushes and hedging to the side.

### **Rear Garden**

With a paved patio framed by raised, mature flower beds, established shrubs, rose bushes and trees, this lovely outdoor space is perfect for relaxing or entertaining. To the rear, a further paved seating area with steps that lead up to a mainly lawned garden with well-stocked border beds, a garden shed, and fencing to the sides and rear. Additional features include outside lighting, an outside tap, an external power supply and access to the garage.

### **Driveway**

A gravelled driveway with an electric vehicle charging point providing access to the garage.

### **Garage**

7.84m x 4.35m, with an electric roller shutter door to the front elevation, power and lighting, double doors to the rear garden and a wall-mounted boiler.



FLOOR PLAN CREATED BY CUBICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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