

FREEHOLD



Character Property (EPC Rating: D)

**Wilbury Hill Farm Wilbury Hills Road,
Letchworth Garden City, Herts, SG6 4LB**

Price Guide

£999,995



First Step



5



2



1



D

5 Bedroom Character Property located in Letchworth Garden City

CHAIN FREE.. 0.65 acre plot*... Charming 5 DOUBLE BEDROOM DETACHED character property... Sweeping horseshoe driveway with PARKING FOR 12 CARS... Extensive ESTABLISHED GARDENS... Feature FIREPLACES throughout... DETACHED BRICK OUTBUILDING...

GROUND FLOOR

INTERNAL

Entrance Hallway

Door from front aspect. Terracotta quarry tiled flooring. Double doors to in-built storage cupboard fitted with shelves. Doors leading to:

Cloakroom

White suite comprising: push button wc and wall mounted hand basin. Tiled flooring and wood tongue and groove panelling.

Sitting Room

13'8" x 10'8"

Window to front aspect. Exposed brick chimney breast with oak mantle beam fitted with log burner. Wooden herringbone parquet flooring. Doors leading to Kitchen and Lounge/Dining Room.

Lounge & Dining Room

22'8" x 21'10"

Triple aspect windows to front, side and rear plus French doors to garden. Exposed brick chimney breast with oak fire surround fitted with log burner and hearth with fire fender. Latch door to under stairs coat and shoe storage cupboard. Carpet.

Kitchen

12'6" x 10'10"

A range of wall and base units in solid oak with solid oak work surface, butler sink and tiled splash back French doors leading to conservatory. Belling range cooker with 5 gas rings and extractor hood. Space for upright fridge/freezer. Ceramic tiled flooring. French doors to conservatory and door leading to:

Utility Room

12'7" x 7'8"

Dual aspect bay window to rear and side window, plus door to rear garden. A range of wall and base units in ivory with oak work surface, butler sink and wooden tongue and groove splash backs. Spaces for large chest freezer, washing machine, tumble dryer. Ceramic tiled flooring.

Conservatory

12'0" x 10'8"

Glass conservatory with French doors to rear aspect. Fitted with blinds and ceiling fan. Ceramic tiled flooring.

FIRST FLOOR

Landing

Galleried landing. Carpet. Doors leading to:

Bedroom 1

13'6" x 12'7"

Dual aspect bay window to rear and side window. Carpet. Door leading to:

Jack & Jill Bathroom

Window to rear aspect. Dual access to bathroom. White suite comprising: large fully tiled shower with glass door, large inset oval bath with side taps, push button wc, wall mounted wash hand basin. Ceramic tiled flooring.

Bedroom 2

14'0" x 11'1"

Window to front aspect. Fitted 4-door storage cuboards and low level storage. Wooden floorboards. Door to loft storage area, fitted with boarding.

Bedroom 3

11'1" x 10'6"

Bay window to rear aspect. Cast iron fireplace with hearth. Wooden floorboards.

Bedroom 4

14'6" x 9'0"

Dual aspect arched windows to front and side. Carpet.

Bedroom 5

11'3" x 11'0"

Window to front aspect. Cast iron fireplace with tiled hearth. Built-in wardrobe fitted with shelves and rails.



Bathroom

Arched window to front aspect. White suite comprising: large fully tiled shower with glass door, push button wc, wash hand basin in 2 door vanity unit. Wooden tongue and groove panelling, laminate flooring. Storage cupboard storing the Vaillant boiler, fitted with shelves. Separate cupboard housing the water tank, shelved. Door leading to separate wc, with window and push button wc.

EXTERNAL

Front Garden

Fence perimeter with sweeping horseshoe driveway with ample parking plus block paved driveway. Large expanse of lawn area with established plants, shrubs and fruit trees. Access to side and rear gardens. Pathway leading to detached brick outbuilding.

Rear Garden

Fence perimeter to west facing garden. Large expanse of garden with established shrubs, plants, fruit trees and grape vine. A range of sheds: Wooden garden shed, wooden garden shed fitted with light and power, Summer house/potting shed fitted with light and power, Greenhouse Access to separate vegetable gardens/allotment with greenhouse, fruit cages.

Entertaining patio area, established pond, underground rain water storage tank, water butts, water tap, external lights. Side gated access.

Double Garage

17'6" x 14'6"

Integral double garage with wooden double door entrance. Fitted with light and power.

Detached Brick Outbuilding

17'7" x 14'7"

Detached brick built outbuilding with slate roof. In need of renovation, potential to convert into detached garage or possible separate dwelling subject to necessary approval.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band F

Traditional brick and block construction

Mains utilities

Circa 0.65 acre plot*

Parking for 12 circa cars*

Local Area

Excellent perimeter location with easy access to all local amenities, including outdoor and indoor swimming pool/leisure centre, various chain and independent shops, coffee shops & restaurants.

Letchworth was the world's first garden city, established by



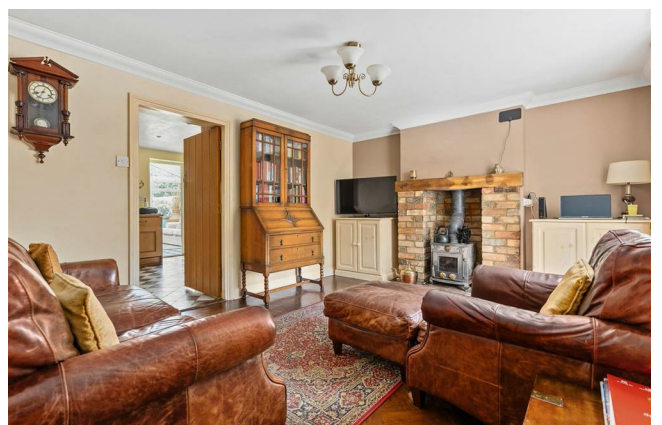
Ebenezer Howard who sought to create an alternative to the industrial city by combining the best of town and country living.

It is centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross via Letchworth are approximately 35-40mins.

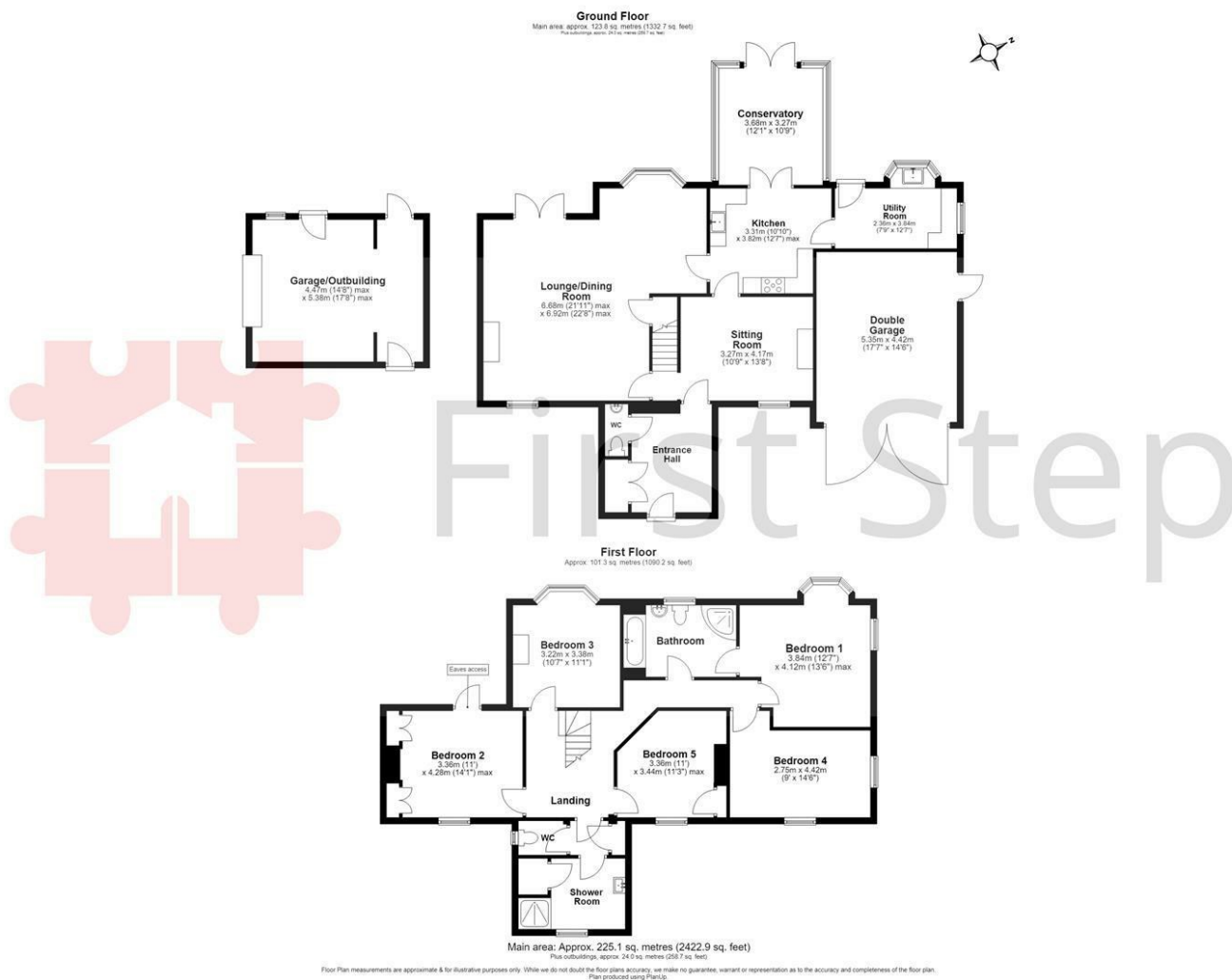
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error*

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



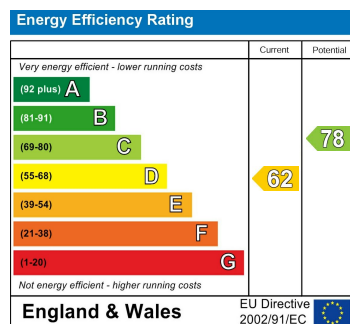




Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step