



# 18, Sollershott Hall

Letchworth Garden City,  
Hertfordshire, SG6 3PN

£375,000

country  
properties



Grade II Listed character two bedroom house forming part of Sollershott Hall which is located within easy walking distance of the town centre and main line train station. Designed and built by H Clapham Lander in 1911 and promoted by Ebenezer Howard.

The property retains much character and is presented in first class condition throughout. On the ground floor there is an entrance hall, spacious sitting room with cast iron fireplace and a fitted kitchen/dining room overlooking the rear garden. Upstairs are two large double bedrooms both with fireplaces and a bathroom suite with freestanding bath. The property has the benefit of communal gardens to the front and rear and there is ample parking. The property also owns a share of the freehold.

The property retains much character throughout with stripped floorboards and cast iron fireplaces. All the rooms are very spacious with tall ceilings giving an overwhelming feeling of space making the property ideal for people downsizing. Internal viewing really is key to fully appreciate this quality home.

## Ground Floor

### Entrance Hall

Stripped floorboards. Radiator. Stairs to the first floor.

### Sitting Room

15' 10" x 12' 11" (4.83m x 3.94m)

Window to the front aspect. Cast iron fireplace with tiled surround. Stripped floorboards. Radiator. Picture rail and shelving.

### Kitchen/Dining Room

22' 1" x 11' 5" (6.73m x 3.48m)

In the dining area is a cast iron fireplace. Window to the rear aspect. Radiator and stripped floorboards. The kitchen is fitted in a range of matching base and eye level units with display lighting. Integrated oven and hob with extractor over. Butler style sink with mixer tap. Tiled walls. Door and window to the rear aspect.

## First Floor

### Landing

Window to the front aspect. Large built in cupboard with plumbing for a washing machine.





## Bedroom One

15' 10" x 12' 11" (4.83m x 3.94m)

A bright and spacious room with a cast iron fireplace. Window to the front aspect. Exposed floorboards. Radiator.

## Bedroom Two

12' 1" x 11' 5" (3.68m x 3.48m)

Also a double room with a cast iron fireplace. Window to the rear aspect. Exposed floorboards. Radiator.

## Bathroom

Luxury suite comprising a low level wc, wash basin and a freestanding bath with shower over. Tiled floor. Radiator. Secondary glazed window to the rear aspect.

## Outside

### Communal Gardens

At the front of the property is a spacious communal garden with is mainly laid to lawn with gravel pathways and well maintained rose borders.

At the rear of the house is more private and personal garden with a seating area and space for pot plants etc. Various fruit trees. This is a lovely space for sitting outside in the warmer months.

## Parking

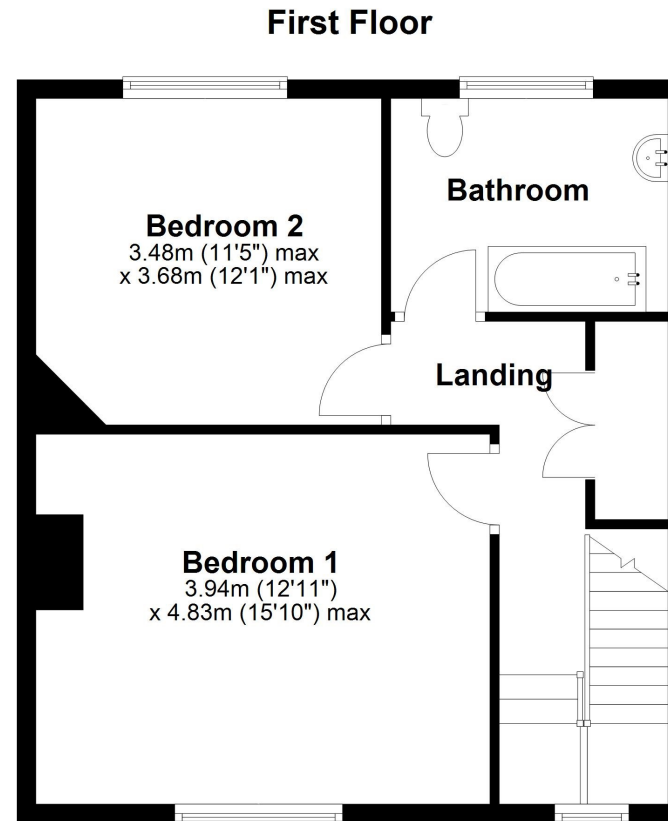
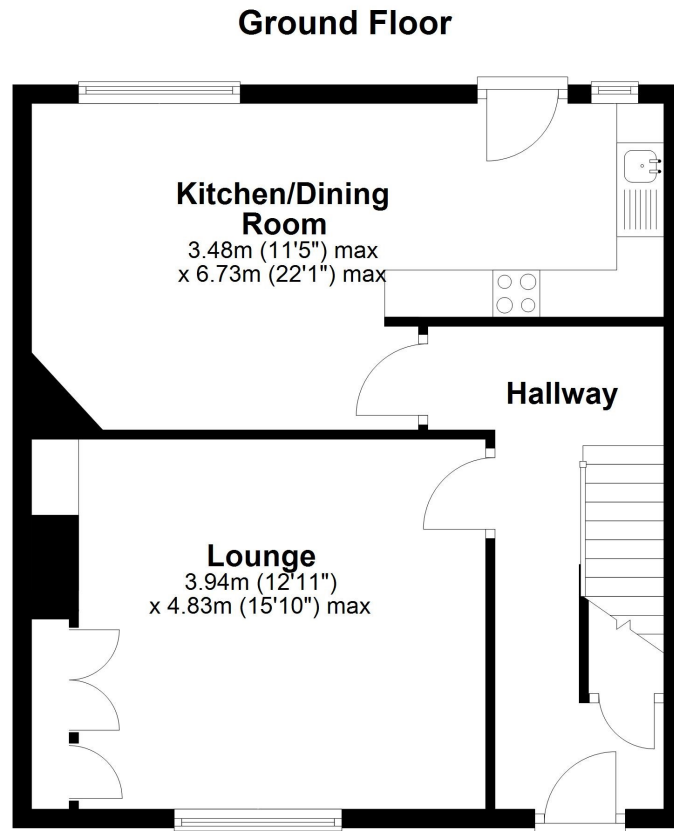
There are two carpark providing parking for both residents and visitors.

## Agents Note

The property owns a share of the Freehold and we understand that the monthly Service Charge is £363. This includes the buildings insurance, external maintenance and the upkeep of the communal gardens.

Share of the Freehold  
Lease 923 years remaining.  
Council Tax Band C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	90
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	70
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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