



67, Blackmore

Letchworth Garden City,
Hertfordshire, SG6 2SZ
£585,000

country
properties

Impressive four bedroom detached family home that has been in the same family since new. Situated on the popular Lordship estate the property has a ground floor cloakroom, lounge, dining room, conservatory, fitted kitchen and a separate utility area. On the first floor is a main bedroom with an en-suite shower room, three more bedrooms and a family bathroom. Outside is a private rear garden, single garage with electric door and off road parking for a couple of vehicles. Freehold and offered with vacant possession and no upper chain. Internal viewing comes highly recommended.

Ground Floor

Entrance Hall

Stairs to the first floor. Wood flooring. Radiator. Multi paned double doors leading to the lounge.

Cloakroom

Comprising a low level wc and a wash basin with cupboard under. Radiator. Double glazed window.

Lounge

19' 1" x 115' 0" (5.82m x 35.05m)
Dual aspect with a double glazed boxed bay window to the front aspect and a double glazed windows front and side, Feature fireplace with attractive surround. Two radiators. Tv point.

Dining Room

11' 10" x 10' 0" (3.61m x 3.05m)
Double glazed sliding patio doors leading to the conservatory. Radiator. Serving hatch through to the kitchen.

Conservatory

11' 9" x 8' 11" (3.58m x 2.72m)
Brick based conservatory with tiled floor and double glazed window and doors overlooking the rear garden.

Kitchen

9' 0" x 8' 8" (2.74m x 2.64m)
Fitted in a range of white high gloss base and eye level units providing ample storage space. Integrated double oven and hob and integrated dishwasher. One and quarter bowl sink unit. Tiled floor. Double glazed window to the rear aspect.

Utility Area

Plumbing for a washing machine and space for a fridge/freezer. Concealed boiled serving hot water and central heating.

First Floor

Landing

Access to boarded loft space via an electronic loft ladder. Store cupboard.



Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m)

Built in wardrobes along one wall. Double glazed window to the rear aspect. Radiator. Door leading to the en-suite shower room.

En-Suite Shower Room

Comprising a low level wc, wash basin with cupboard under and a large corner shower cubicle with glass screen. Tiled walls. Double glazed window to the side aspect.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

Built in wardrobes. Double glazed window to the front aspect. Radiator.

Bedroom Three

8' 11" x 7' 4" (2.72m x 2.24m)

Double glazed window to the rear aspect. Radiator.

Bedroom Four

9' 9" x 6' 3" (2.97m x 1.91m)

Double glazed to the front aspect. Radiator.

Bathroom

Modern suite comprising a low level wc, wash basin with cupboard under and panelled bath with shower and screen. Tiled walls. Radiator. Double glazed window to the side aspect.

Outside

Front Garden

Block paved driveway providing off road parking for a couple of vehicles. The remainder has well stocked shrubs and flowers. Gated access to the rear aspect.

Rear Garden

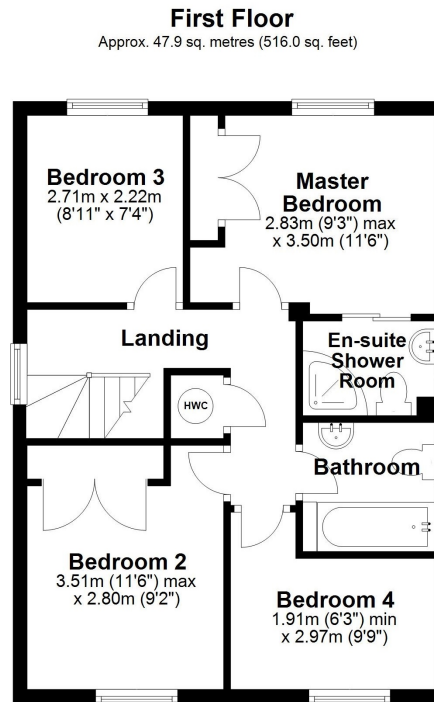
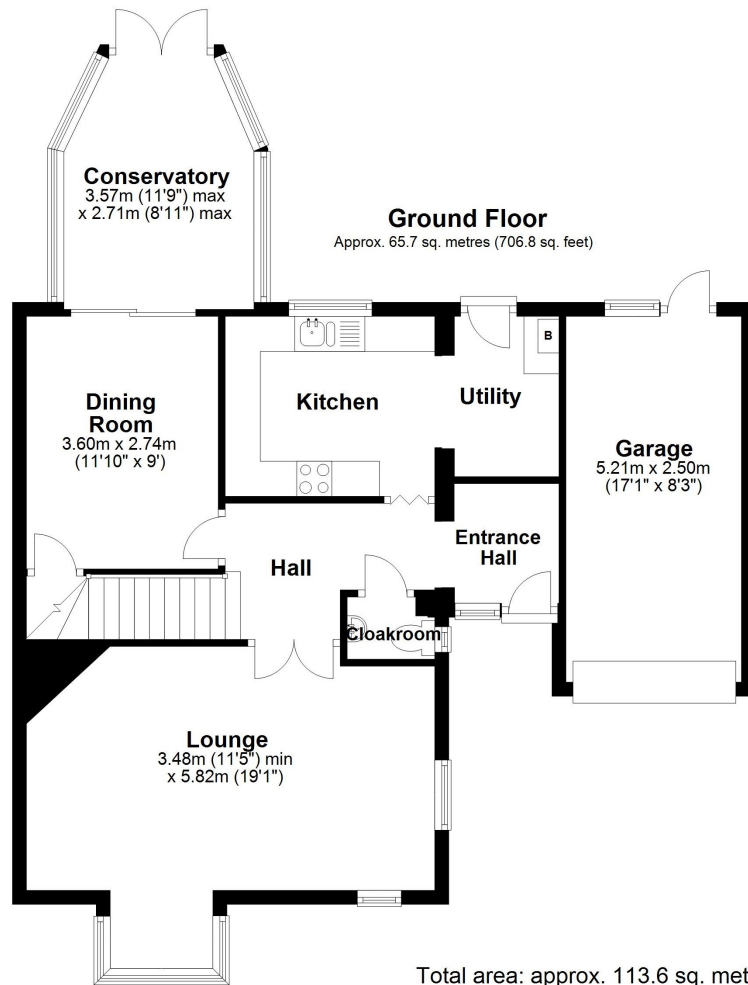
A private enclosed rear garden with a central lawned area and well stocked beds and borders. Various trees and shrubs. Large timber shed and patio area. Timber fencing. Personal door to the garage.

Garage

17' 1" x 8' 3" (5.21m x 2.51m)

Single garage with electronic up and over door. Power and light.





Total area: approx. 113.6 sq. metres (1222.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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