



12 LONGMEAD,
LETCHWORTH, SG6 4HW

Lane &
BENNETTS



12 Longmead
Letchworth Garden City
Hertfordshire
SG6 4HW

Lane & Bennetts are delighted to offer this beautiful home which our vendor has sympathetically juxtaposed throughout with old meeting modern, retaining many original fixtures blended with Farrow & Ball colourings. The house sits in an elevated position, just a 10 minute walk to the town centre and station, but close to trails through open countryside. The front garden has bountiful planting and a bloc paved drive for three vehicles. As you enter the hall you will find classic calming green walls with ornate cornice relief, and quality wood effect flooring. The sizable sitting room offers custom white shutters to the front aspect and a feature fireplace with wood burner. The dining area has large French doors to the rear and a tiled floor which also carries through to the open aspect kitchen. The kitchen itself has ample work surfaces and a range of cupboards & drawers with views of the newly landscaped rear garden. To the first floor, you have two large bedrooms that easily fit King size beds one to the front aspect with lovely views and fitted wardrobes, and another to the rear. The third bedroom is a single to front aspect, while the larger than average family bathroom features a three piece white suite. A noteworthy facet of this house is the custom made wooden shutters throughout adding privacy and style. The vendor has transformed the rear garden - adding a stunning patio area, created a decked seating area and rejuvenated the summer house to a bona fide home office, which multipurposes as a chill out garden room.

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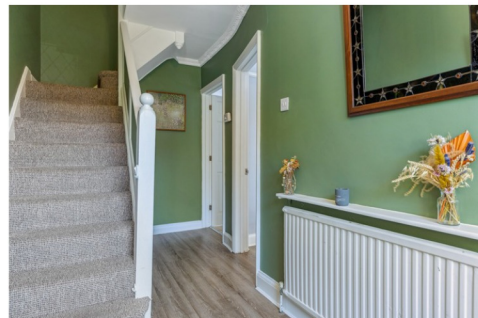
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A BEAUTIFULLY PRESENTED, WELL-MAINTAINED HOME, JUST 10 MINUTES WALK TO TOWN & STATION

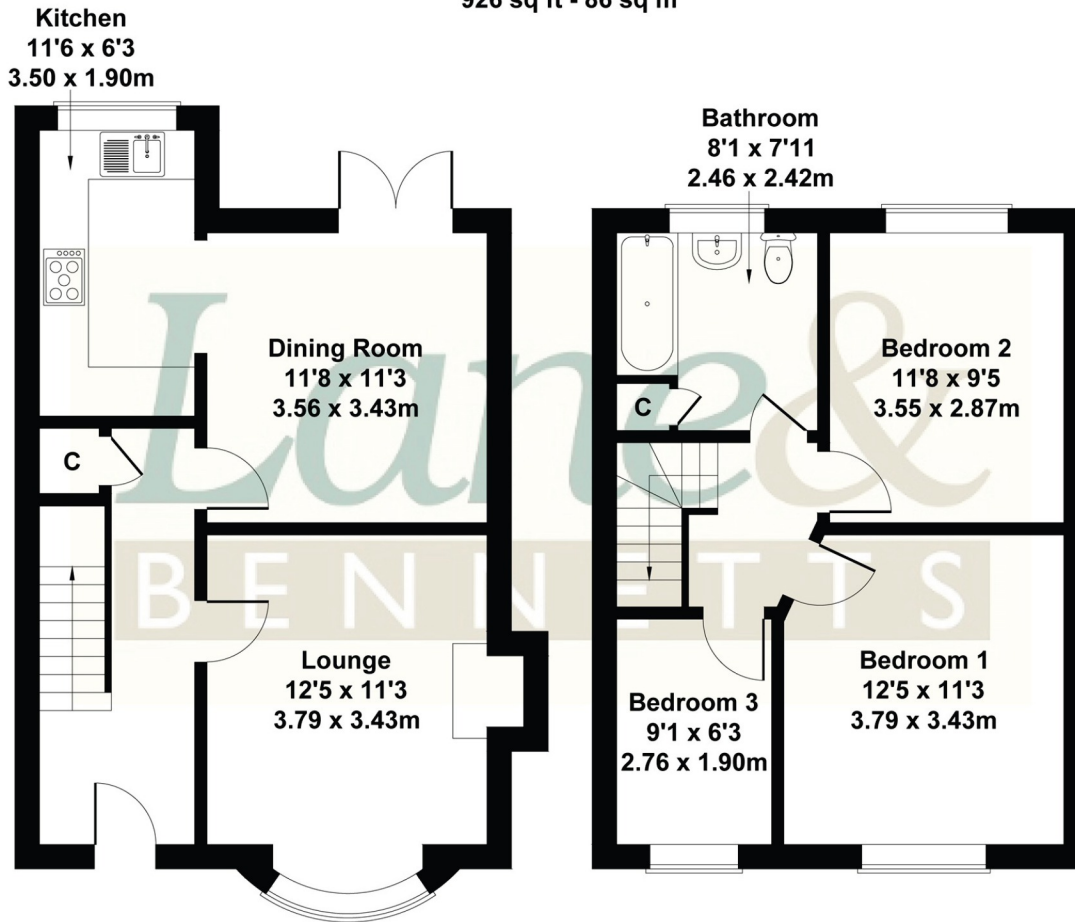


KEY FEATURES

- THREE BEDROOM SEMI-DETACHED
- BAY FRONTED LOUNGE WITH LOG BURNER
- OPEN PLAN KITCHEN, DINING AREA
- ORIGINAL FEATURES THROUGHOUT
- MATURE GARDEN WITH STUNNING PATIO
- SUMMER HOUSE / GARDEN OFFICE
- DETACHED GARAGE WITH LIGHT & POWER
- OFF-ROAD PARKING FOR 3 CARS



12 Longmead
 Approximate Gross Internal Area
 926 sq ft - 86 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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 THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.