



11 ROWAN CRESCENT,  
LETCHWORTH, SG6 4EY

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BENNETTS





11 Rowan Crescent  
Letchworth Garden City  
Hertfordshire  
SG6 4EY

This fine home sits in an enviable position, just a short stroll from the Norton Common. The front garden is framed by a pretty picket fence with border planting and a bloc paved driveway for up to three vehicles. The wide entrance hall with restored, characterful wooden floors welcomes you to the property as well as useful full height under stairs cupboard and cloakroom. The characterful lounge room offers an open fire and the advantage of a box bay window to front aspect. Double doors lead to the dining room with original fireplace housing gas fire. Doors lead into the light and spacious Orangery with double doors and windows from which to enjoy the garden. The tiled floor from the Orangery carries through to the fitted kitchen with a large rangemaster, integrated dishwasher and under counter fridge, ample cupboards and work surface space. Tucked away is a useful utility space for the washer/drier and additional white goods. To the first floor, there are three double bedrooms, the largest of which has sizeable built-in wardrobes and cupboard space and boasts a Juliet Balcony overlooking the garden. There is a family bathroom complete with 'P' shaped bath and shower over. The vendor has lovingly maintained the large South-facing garden including a portion of the lawned area that is leased from the Heritage Foundation (92 years remaining) and there is secure gated access to the side. The garden houses a large shed and pretty seating area for those al fresco occasions.



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A CHARACTERFUL 1930s SEMI-DETACHED THREE DOUBLE BEDROOM FAMILY HOME WITH LARGE SOUTH-FACING GARDEN



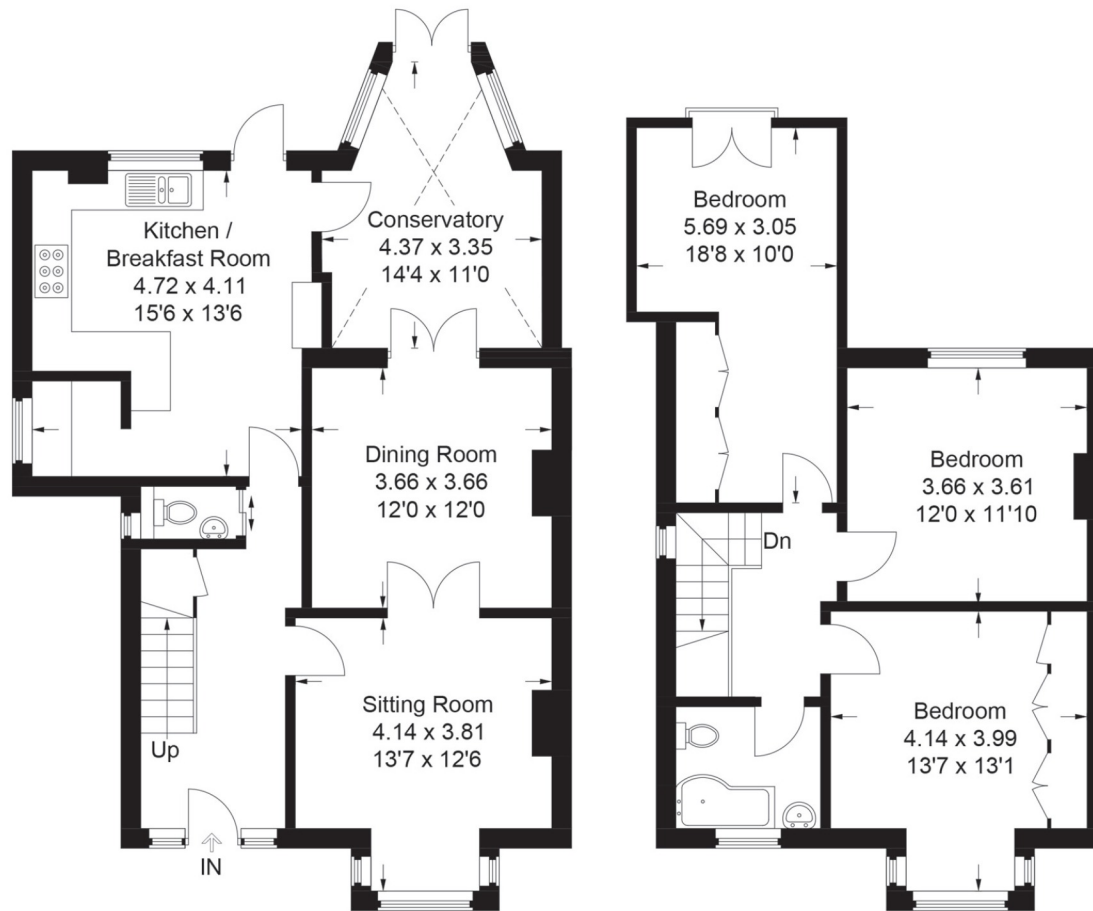
#### KEY FEATURES

- JUST 7 MINUTES WALK TO STATION/TOWN
- THREE RECEPTION ROOMS
- FITTED KITCHEN / BREAKFAST ROOM
- UTILITY AREA & DOWNSTAIRS CLOAKROOM
- LARGE SOUTH FACING GARDEN
- AMPLE OFF-ROAD PARKING
- CHAIN FREE
- CLOSE TO GREEN OPEN SPACES





Approximate Gross Internal Area  
 Ground Floor = 74.7 sq m / 804 sq ft  
 First Floor = 55.9 sq m / 602 sq ft  
 Total = 130.6 sq m / 1,406 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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