



49, Wilbury Hills Road

Letchworth Garden City,
Hertfordshire, SG6 4JU
£640,000

country
properties

An extended three bedroom semi detached family home located on the very edge of Letchworth with countryside views to the front. The property also benefits from a one bedroom annexe with wet room on the ground floor. Internal viewing comes highly recommended.

On the ground floor is a cloakroom and a spacious lounge with open fireplace and bi-folding doors leading to the open plan family/dining room/kitchen with access to the rear garden. Upstairs the main bedroom has an en-suite shower room, fitted wardrobes and a dressing area, there are two other double bedrooms one with far reaching countryside views. Also on this floor is a modern family bathroom. Independent from the main house is a one bedroom annexe with its own wet/shower room linked to the main house by a central passage way where the utility room is. Outside the front garden has ample off road parking for numerous vehicles and the rear garden is private with a large Summer House.

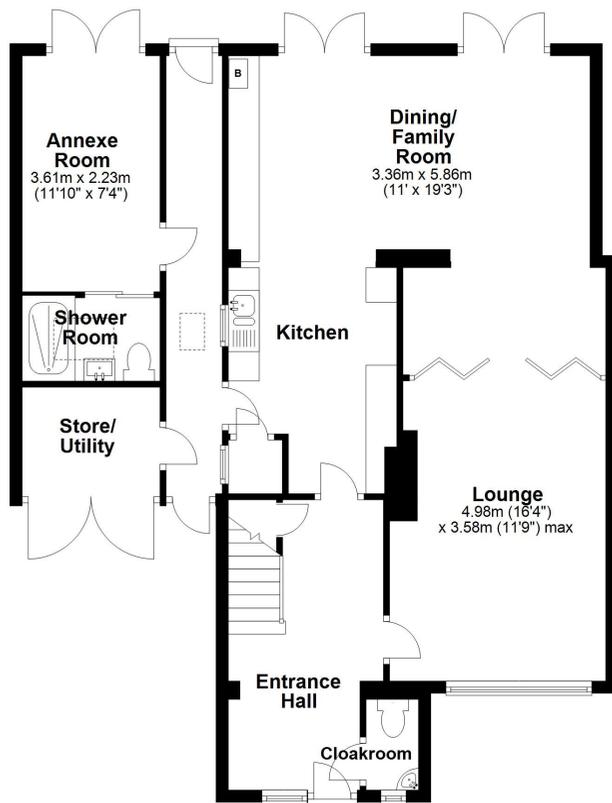
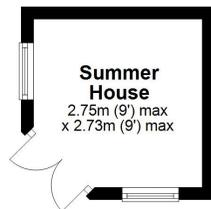
Wilbury Hills Road is located on the very edge of town with countryside views at the front. Local schools and shops are within easy walking distance and Hitchin is easily accessible. Letchworth Town Centre and the main line train station with links to London's King's Cross and Cambridge are also within easy distance.

- Extended by the present owners to provide ample accommodation throughout.
- Independent one bedroom annexe with wet/shower room.
- Large open plan family.dining/kitchen overlooking the rear garden.
- Separate lounge with open fireplace.
- Main bedroom with en-suite shower room.
- Two further double bedrooms.
- Gas central heating and double glazed windows
- Private enclosed rear garden with Summer House.
- Freehold.





Ground Floor
Approx. 94.8 sq. metres (1020.6 sq. feet)



First Floor
Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 147.3 sq. metres (1586.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(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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