



4, Meadow Way

Letchworth Garden City,
Hertfordshire, SG6 3JB

£950,000

country
properties

Located right on the edge of the town centre with only minutes walk to the train station and all the local shops and amenities. An extended five bedroom family home that is presented to a very high standard throughout. Internal viewing comes highly recommended to fully appreciate this family home.

On the ground floor there are two separate reception rooms plus a large kitchen/breakfast room with a range of integrated appliances. Also on the ground floor is a laundry room and cloakroom. Upstairs the main bedroom has a en-suite shower room with bedroom five currently used as a dressing room. There are five good size bedrooms in total and a luxury family bathroom. Outside there is off road parking for a number of vehicles leading to the garage and the rear garden has been designed with relaxing in mind with a large patio area and easily maintained lawn.

- Freehold
- Fitted kitchen with a full range of appliances including a double oven, gas hob, coffee maker and wine fridge.
- Ground floor cloakroom.
- Main bedroom with en-suite shower room.
- Council Tax Band F
- Two separate reception rooms.
- Gas central heating and double glazed windows.
- Central location with easy access to all the local amenities.



Ground Floor

Entrance Hall

Stairs to the first floor. Storage area for coats and shoes. Covered radiator. Meter cupboard.

Kitchen/Breakfast Room

21' 6" x 14' 11" (6.55m x 4.55m)

A luxury fitted kitchen with a range of matching base and eye level units and matching island. Contrasting granite worktops. A range of integrated appliances including a double oven, microwave, coffee machine and gas hob. Also integrated is a fridge/freezer and dishwasher. Single sink unit with mixer taps. Shelving. Double glazed window to the rear aspect. Double glazed French doors leading to the garden. Multi paned folding doors leading to the lounge.

Laundry Room

Plumbing for a washing machine. Shelving. Double glazed door to the garden.

Cloakroom

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

Lounge

16' 3" x 12' 3" (4.95m x 3.73m)

Double glazed window to the rear aspect. Radiator. Tv point. Wood effect flooring.

Dining Room

13' 0" x 11' 4" (3.96m x 3.45m)

Double glazed window to the front aspect with built in seating and cupboards. Double glazed window to the side aspect. Feature fireplace. Radiator.

First Floor

Landing

Airing cupboard housing hot water tank. Double glazed window to the front aspect.

Bedroom One

13' 3" x 12' 0" (4.04m x 3.66m)

Fitted in a range of bespoke wardrobes. Radiator. Double glazed window to the rear aspect.



En-Suite Shower Room

8' 10" x 6' 10" (2.69m x 2.08m)

A luxury en-suite comprising a low level wc, wash basin with cupboard under and a large walk in shower cubicle with sliding glass screen. Tiled walls and floor. Radiator. Double glazed window to the side aspect.

Bedroom Two

12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed window to the rear aspect. Fitted in a range of bespoke wardrobes. Radiator.

Bedroom Three

13' 1" x 10' 7" (3.99m x 3.23m)

Dual aspect with double glazed windows to the front and side. Radiator. Cast iron fireplace.

Bedroom Four/Study

11' 10" x 7' 8" (3.61m x 2.34m)

Dual aspect with double glazed windows to the side and rear. Radiator. The current owners use this room as a home office and the room has bespoke furniture to suit.



Bedroom Five/Dressing Room

12' 0" x 7' 11" (3.66m x 2.41m)

Double glazed window to the front aspect. Radiator. Fitted wardrobe and matching dressing table. Wood effect flooring. This room also links up with the en-suite shower room.

Bathroom

8' 11" x 6' 9" (2.72m x 2.06m)

A luxury bathroom comprising a low level wc and wash basin with cupboard under. Panelled bath with shower over and glass screen. Tiled floor and walls. Double glazed window to the side aspect. Radiator.

Outside

Front Garden

In and out horseshoe driveway providing ample off street parking. Access to the garage and gated access to the rear garden.

Rear Garden

Private enclosed rear garden with a large patio area adjacent to the rear of the property with pergola. The remainder is laid to lawn with timber fencing. Outside tap. Shed.

Garage

12' 10" x 12' 3" (3.91m x 3.73m)

Single garage with power and light.

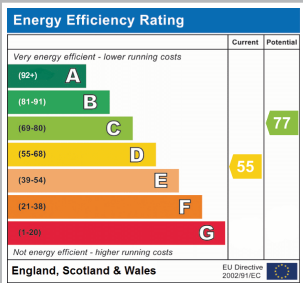
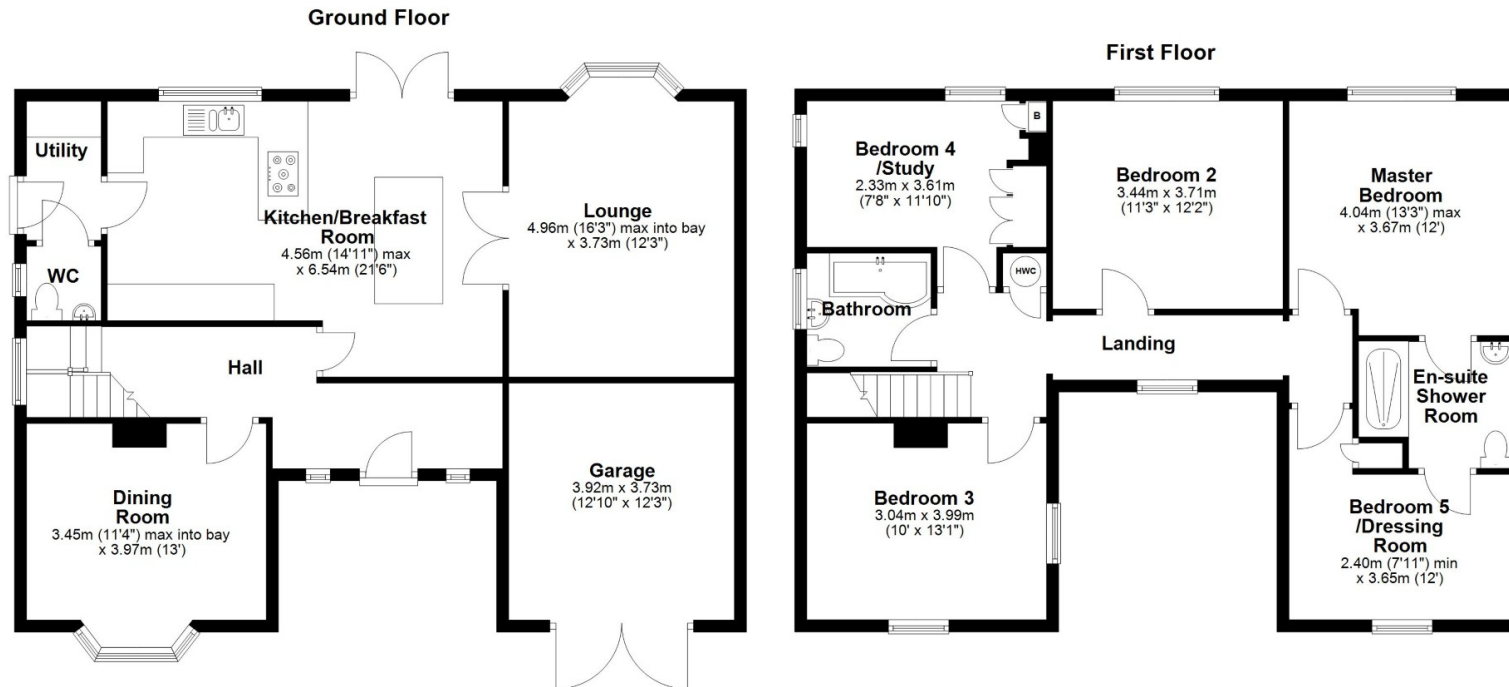
Agents Notes

Freehold

Council Tax Band F.







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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