



Oaktree Close, Letchworth Garden City, Hertfordshire, SG6 3XY

£645,000

A rarely available, uniquely designed detached family home, situated in a favoured cul de sac on Letchworth's South Side. This 4/5 bedroom property is positioned walking distance to the town, station and sought after schools. An amazing ground floor space has been redecorated with a high specification. A fantastic wrap around open plan extension provides an open plan space for a state of the art kitchen and dining space with family room, while for tranquility try the separate sitting room. With four bedrooms and a further bedroom 5 / study, including a master with en suite bathroom and further family bathroom, there is a low maintenance garden, detached garage and off road parking.

- FOUR BEDROOM DETACHED & EXTENDED FAMILY HOME
- PRIVATE CUL DE SAC LOCATION
- OPEN PLAN GROUND FLOOR LIVING SPACE
- TWO SEPARATE RECEPTIONS
- EN SUITE & FAMILY BATHROOMS
- EASY WALK TO TOWN STATION & SOUGHT AFTER SCHOOLS
- AMAZING KITCHEN & BREAKFAST AREA
- DETACHED GARAGE & DRIVEWAY
- LOW MAINTENANCE WRAP AROUND GARDEN
- CHAIN FREE - NO UPPER CHAIN
- Tenure: FREEHOLD | Council Tax Band: F | EPC: D

As we all know, the key to the ideal home is location, location, location ... and this much loved home is hard to beat! Just 9 minutes walk to the Station, town centre, and highly sought after Schools. There are also a host of amenities for leisure, dining and entertainment. The wonderful 100 acre Norton Common is within 15 minutes walk.

Letchworth Garden City was conceived in the early 1900's to combine the urban & rural ethos, with plenty of open green spaces and delightful pockets of parkland. Leisure & sports interests are also well catered for as within a mile you can choose between Letchworth Garden City's renowned golf club, Letchworth Tennis club, the Letchworth Cricket & hockey clubs and Nuffield Health gym & spa., as well as the 100 acre Norton Common, Swimming Lido and Bowls club.

The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, a four screen cinema, swimming pool, open green spaces, parks and gardens, yet only 29 minutes from Kings Cross & Moorgate, 28 minutes to Cambridge, whilst the A1(M) is a few minutes' drive, and London Luton Airport 25 minutes away

IMPORTANT NOTES.

Council Tax band F £3027 EPC band D

THE PROPERTY IS CURRENTLY TENANTED, AND THE PHOTOGRAPHY REPRESENTS THE PROPERTY PRIOR TO THE CURRENT LET.

All viewings strictly by appointment via sole agent Lane & Bennetts, through who all offers and negotiations are to be conducted.