



325, Norton Way South

Letchworth Garden City,  
Hertfordshire, SG6 1SZ

£895,000

country  
properties



An Early Garden City five bedroom semi detached family home set over three floors. The property offers adaptable accommodation where the second floor could be used as a self contained flat if required. The property is in need of some modernisation but is located in a sought after location with a larger than average rear garden.

On the ground floor is a spacious lounge, separate dining room, fitted kitchen/breakfast room, conservatory, study, utility room and ground floor bathroom. On the first floor there is a large main bedroom with fitted wardrobes, two further bedrooms and a family bathroom. On the second floor is the fourth bedroom which could easily be used as living space, a fifth bedroom and a kitchenette with integrated oven and hob. Outside the front garden has off road parking for two cars with a lawned area and mature shrubs. The rear garden is West facing and approx. 150ft in length divided into two sections.

Internal viewing comes highly recommended and is offered with vacant possession. The property is centrally located within easy walking distance of the town centre, train station and numerous popular schools.

- Freehold
- Approx. 150ft West facing rear garden.
- Scope for a second floor apartment on the second floor.
- Council tax band E
- Vacant possession - no upper chain.
- Set over three floors with adaptable accommodation.
- Internal viewing comes highly recommended.



## Ground Floor

### Entrance Hall

Stairs to the first floor. Radiator.

### Study/Office

10' 10" x 6' 7" (3.30m x 2.01m)

Double glazed window to the front aspect. Radiator. Fireplace.

### Lounge

15' 6" x 15' 5" (4.72m x 4.70m)

Double glazed bay window to the front aspect. Two radiators. Exposed brick fireplace. Open plan through to the dining room.

### Dining Room

12' 11" x 10' 9" (3.94m x 3.28m)

Fitted cupboards and drawers either side of the chimney breast. Two radiators. Door to the utility room. Glazed double doors leading to the kitchen/breakfast room.

### Kitchen/Breakfast Room

18' 7" x 9' 3" (5.66m x 2.82m)

A spacious room fitted in a range of matching base and eye level units providing ample storage space. Butler style sink with mixer taps. Solid wood work surfaces. Integrated slimline dishwasher. Space for a Range style cooker. Tiled floor. Vaulted ceiling with a Velux window to the rear. Double glazed window to the rear and sliding patio doors leading to the conservatory. Radiator.

### Conservatory

9' 10" x 8' 11" (3.00m x 2.72m)

Double glazed windows and doors overlooking the rear garden. Tiled floor.

### Utility Room

7' 5" x 5' 2" (2.26m x 1.57m)

Fitted in a range of base cupboards with a single drainer sink unit inset. Plumbing for a washing machine. Tiled floor.

### Ground Floor Bathroom

Three piece suite comprising a low level wc,, wash basin and panelled bath with mixer taps. Tiled walls and floor. Understairs cupboard. Radiator. Double glazed window to the rear.





## First Floor

### Landing

Stairs to the second floor and double glazed window to the rear garden.

### Bedroom One

15' 5" x 15' 5" (4.70m x 4.70m)

Double glazed bay window to the front aspect. Fitted wardrobes along one wall with a matching chest of drawers. Vanity wash basin. Stripped floorboards. Radiator.

### Bedroom Two

12' 7" x 10' 9" (3.84m x 3.28m)

Double glazed window to the rear aspect. Fitted cupboards. Stripped floorboards. Fireplace. Radiator.

### Bedroom Three

12' 0" x 10' 10" (3.66m x 3.30m)

Double glazed window to the front aspect. Two radiators. Vanity wash basin.

### Bathroom

Three piece suite comprising a low level wc, wash basin and panelled bath with shower over and glass screen. Tiled walls and floor. Double glazed window to the rear aspect.





## Second Floor

### Bedroom Four/Living Room

22' 10" x 15' 5" (6.96m x 4.70m)

An adaptable room which could be used as either a bedroom or a second floor lounge depending on what suits. Dual aspect with double glazed windows to the front and rear. Two radiators. Eaves storage.

### Bedroom Five

10' 9" x 9' 1" (3.28m x 2.77m)

Double glazed window to the front aspect. with original cast iron fireplace. Airing cupboard housing the hot water tank and wall mounted gas boiler.

### Kitchenette

Fitted in a range of matching base units with and integrated oven and hob. Single drainer sink unit. Radiator. Double glazed window to the rear aspect.

## Outside

### Front Garden

Off road parking for a couple of vehicles, The remainder laid to lawn with mature shrubs. Gated access to the rear garden.

### Rear Garden

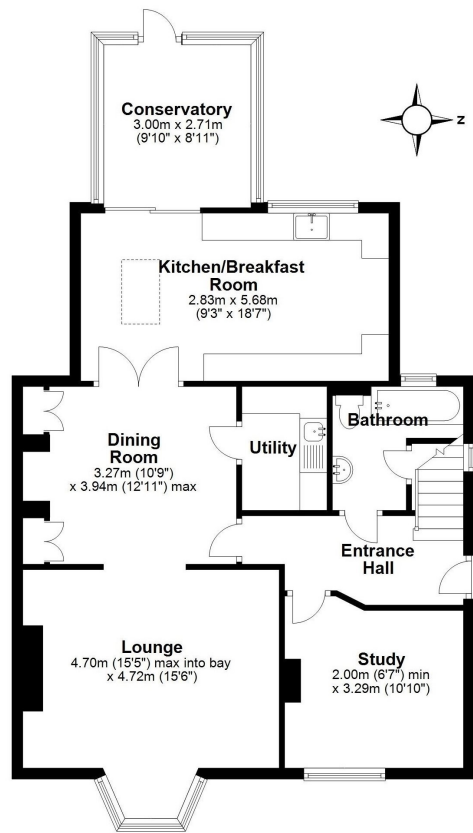
A real feature of the property is this larger than normal L shaped rear garden which is approx.150 foot in length. Adjacent to the rear of the house is a large patio area which leads to a large lawn area with mature trees and well stocked borders. The garden is divided into two sections and just when you think you are at the end of the garden there is second lawned area again with mature shrubs and trees. The main garden has two sheds and a potting shed half way along the garden. Gated access to the front.



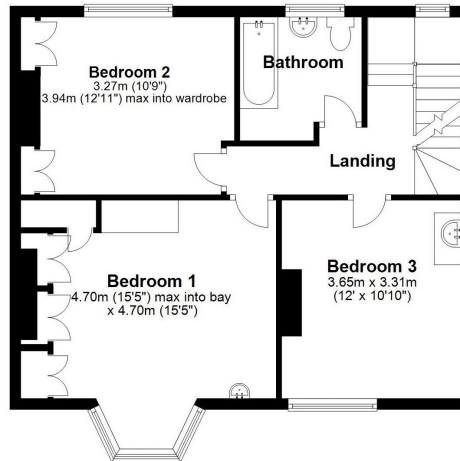




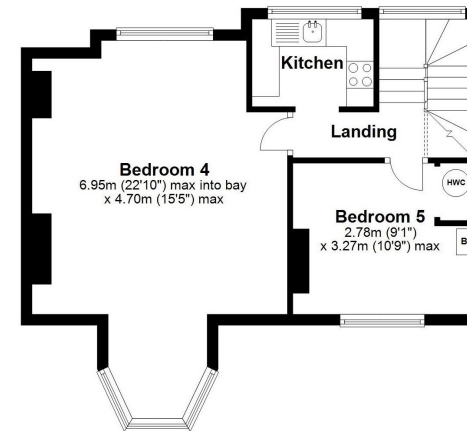




**Ground Floor**  
Approx. 84.7 sq. metres (911.7 sq. feet)

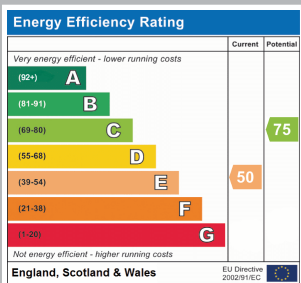


**First Floor**  
Approx. 58.3 sq. metres (627.1 sq. feet)



**Second Floor**  
Approx. 45.0 sq. metres (484.3 sq. feet)

Total area: approx. 188.0 sq. metres (2023.1 sq. feet)



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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