



14 PHOENIX DRIVE,
LETCHWORTH, SG6 1FY

Lane &
BENNETTS



14 Phoenix Drive
Letchworth Garden City
Hertfordshire
SG6 1FY

Lane & Bennetts are delighted to bring to market this beautifully presented, modern & spacious, semi detached home. Located within a popular residential development, this fabulous property makes a perfect home for first time buyers, young family, downsizer or investor. The stunning kitchen / diner is light and airy with it's bay window and is complete with integrated appliances and ample worktop space. There is a useful, upgraded downstairs cloakroom in the entrance hall and large under stairs storage cupboard. The wide lounge room has French patio doors leading out onto the wrap around patio and garden with mature planting and personal door to the gym. The rear half of which has been converted to home gym with carpet with door to the front, remaining as useful workroom / storage, complete with power and lights, and ladder to additional rafter storage . To the first floor there is a spacious landing with hatch to loft with pull down ladder, airing cupboard housing boiler and three good sized bedrooms, with the benefit of an en suite shower room and built-in wardrobe to bedroom one alongside a family bathroom.

The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

Lane &
BENNETTS

A BEAUTIFULLY PRESENTED, MODERN SEMI-DETACHED HOME JUST 15 MINUTES FROM TOWN & STATION



KEY FEATURES

- THREE BEDROOM FAMILY HOME
- BEAUTIFUL KITCHEN / DINER
- USEFUL CLOAKROOM & STORAGE
- LOUNGE ROOM LEADING TO GARDEN
- EN SUITE TO MASTER BEDROOM
- GARAGE WITH GYM CONVERSION
- JUST 15 MINS WALK TO TOWN & STATION
- Leasehold: 981 yrs remaining | EPC: C | Band: D



Approximate Gross Internal Area
Ground Floor = 44.5 sq m / 479 sq ft
First Floor = 43.4 sq m / 467 sq ft
Store = 15.9 sq m / 171 sq ft
Total = 103.8 sq m / 1,117 sq ft

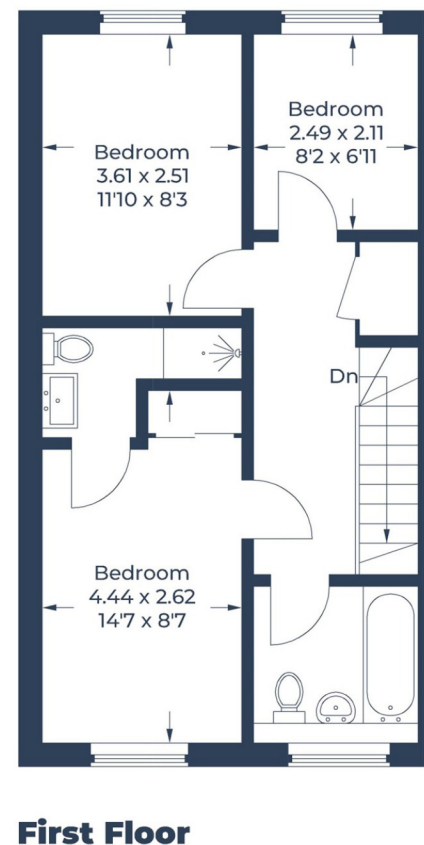
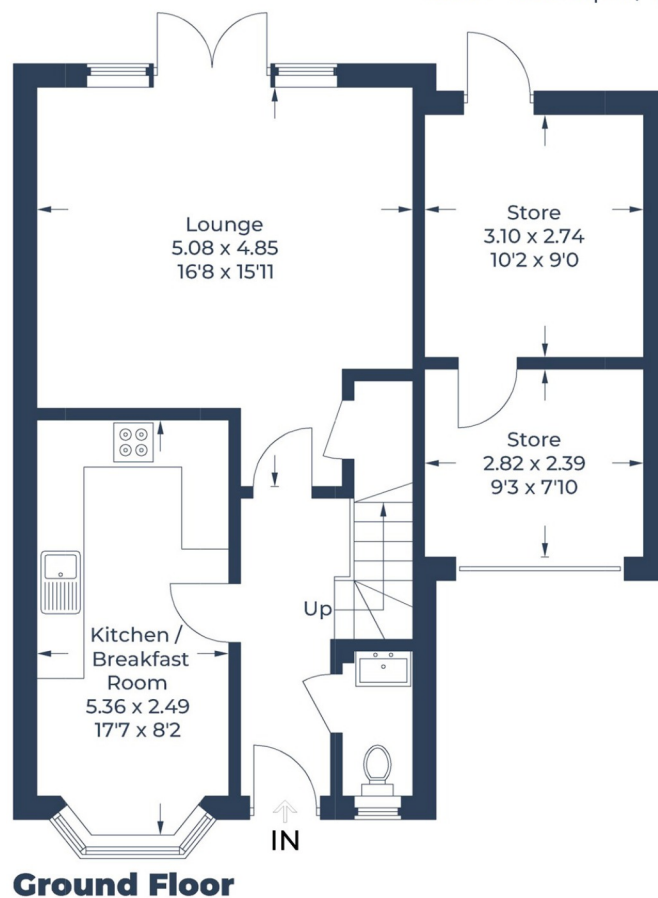


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