



16 CASHIO LANE,  
LETCHWORTH, SG6 1AX

*Lane &*  
BENNETTS



16 Cashio Lane  
Letchworth Garden City  
Hertfordshire  
SG6 1AX

Lane & Bennetts are delighted to bring to the market this spacious detached property built in the 1930's, set on a large South East facing plot, in a truly sought-after tree lined lane. Recently redecorated and having upgraded fixtures, currently offering four double bedrooms, two substantial reception rooms with a wood burning stove to the lounge and open fireplace with large bay fronted window to the dining room, superb kitchen/breakfast room created by Wentworth with a multitude of integral appliances and central island, utility space, ground floor cloakroom, family bathroom and garage. The property offers much scope for further extension and the owners have two sets of full plans and final approval; The first, a single storey extension, and a second, larger plan for part single and part double storey extension, to create an open plan ground floor kitchen, dining and living space with feature lantern roof, and the addition of a master bedroom with en suite to the first floor and family bathroom. There is a driveway for up to three cars and a beautifully maintained and landscaped rear garden approaching 130ft. The garden is home to a wide decked area with enclosed seating for alfresco entertainment, mature trees, specimen planting and raised vegetable beds.

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

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A HANDSOME DOUBLE FRONTED DETACHED 1930s FAMILY HOME WITH  
FOUR BEDROOMS IN A SOUGHT AFTER LOCATION



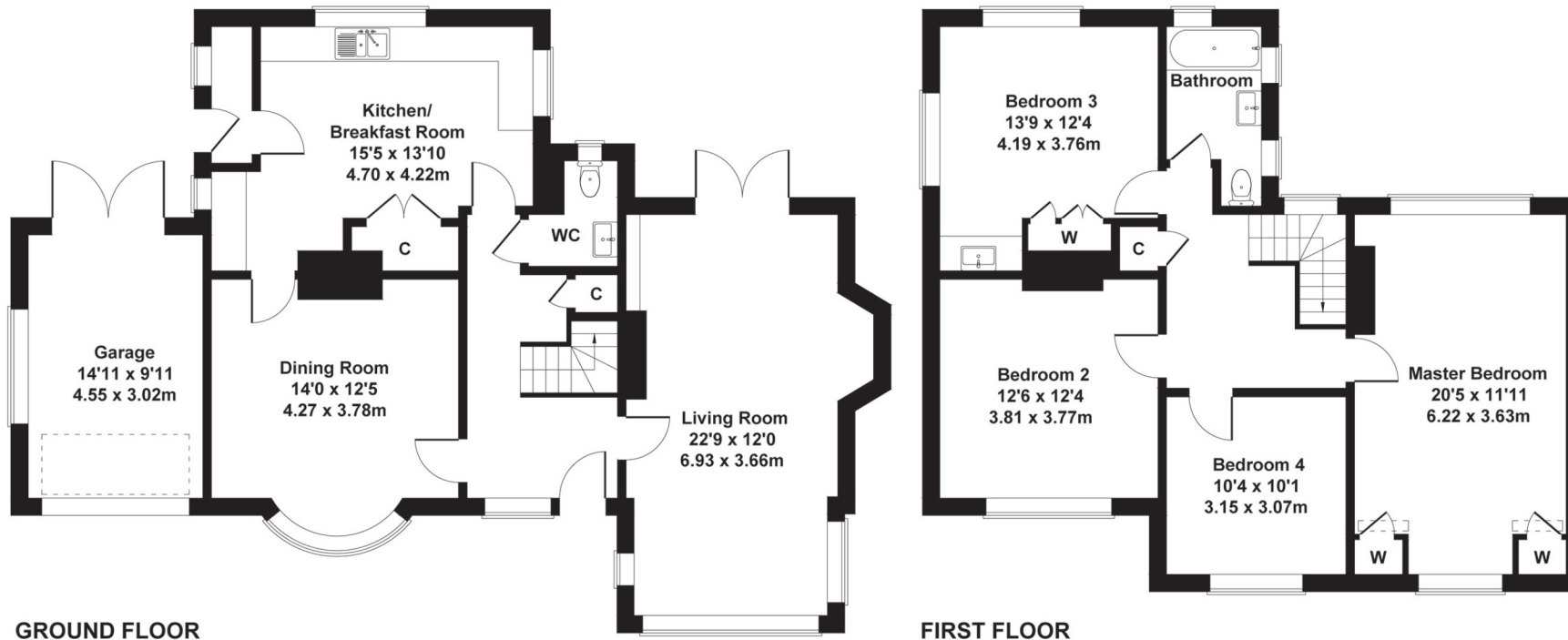
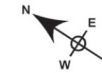
### KEY FEATURES

- MODERN KITCHEN / BREAKFAST ROOM
- DUAL ASPECT LOUNGE WITH WOOD BURNER
- DINING ROOM WITH OPEN FIREPLACE
- BEAUTIFUL, SOUTH EAST FACING GARDEN
- OPEN PORCH, ENTRANCE HALL, UTILITY & WC
- SINGLE GARAGE & AMPLE PARKING
- FULL PLANNING PERMISSION
- FREEHOLD | COUNCIL TAX : G | EPC: D



### Cashio Lane

Approximate Gross Internal Area  
1894 sq ft - 176 sq m



Not to Scale. Produced by The Plan Portal 2022  
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