22 OAKTREE CLOSE,
LETCHWORTH, SG6 3XY
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BENNETTS

22 Oaktree Close
Letchworth Garden City
Hertfordshire
SG6 3XY

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 within walking distance to the town, station and sought after schools. An amazing ground floor space has been redecorated to a high specification. A fantastic wrap around 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 / downstairs bedroom, including a master with en-suite bathroom and further family bathroom, there is a low maintenance garden, detached garage and off-road parking.

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*A FABULOUS DETACHED FAMILY HOME IN A SOUGHT-AFTER CUL DE SAC LOCATION CLOSE TO SCHOOLS, TOWN & STATION*

## KEY FEATURES

- *OPEN PLAN LIVING SPACE TO FIRST FLOOR*
- *SEPARATE RECEPTION ROOMS*
- *AMAZING KITCHEN / BREAKFAST AREA*
- *DINING ROOM / GROUND FLOOR ADDITIONAL BEDROOM*
- *EN SUITE TO MASTER BEDROOM*
- *DETACHED GARAGE*
- *CHAIN FREE*

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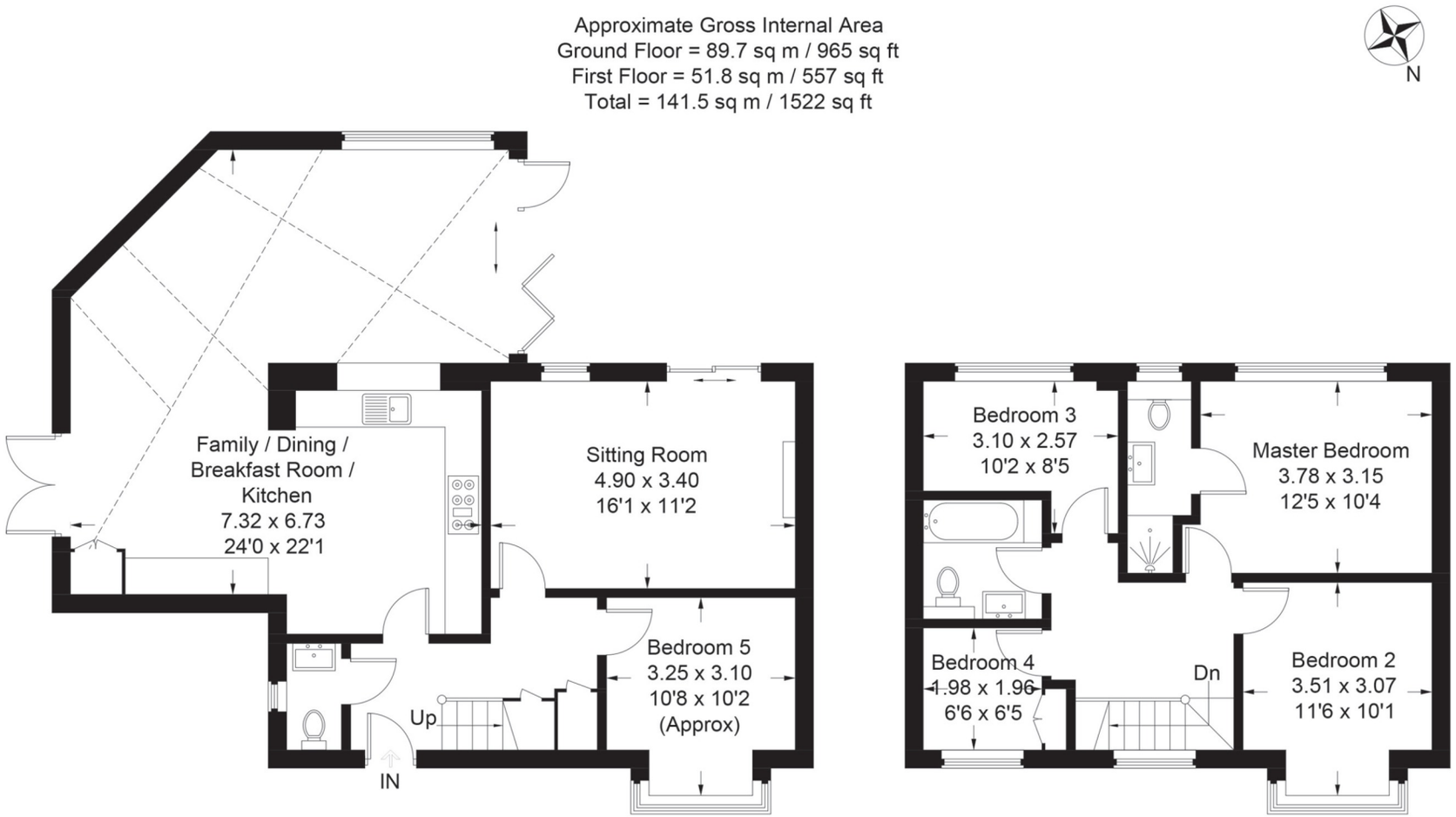
Approximate Gross Internal Area
Ground Floor = 89.7 sq m / 965 sq ft
First Floor = 51.8 sq m / 557 sq ft
Total = 141.5 sq m / 1522 sq ft




## Ground Floor

## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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