



11, Eastholm Green

Letchworth Garden City,
Hertfordshire, SG6 4TW
£975,000

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Very rare to the market is this detached family home directly facing Eastholm Green. Eastholm Green was one of the first group of houses built in the Garden City Circa 1906. Set on an overall plot of just over half an acre this Early Garden City home has potential to extend to the rear (subject to relevant planning consents). This detached home has been in the same family for many years and is now ready for a new family to enjoy it and make new memories.

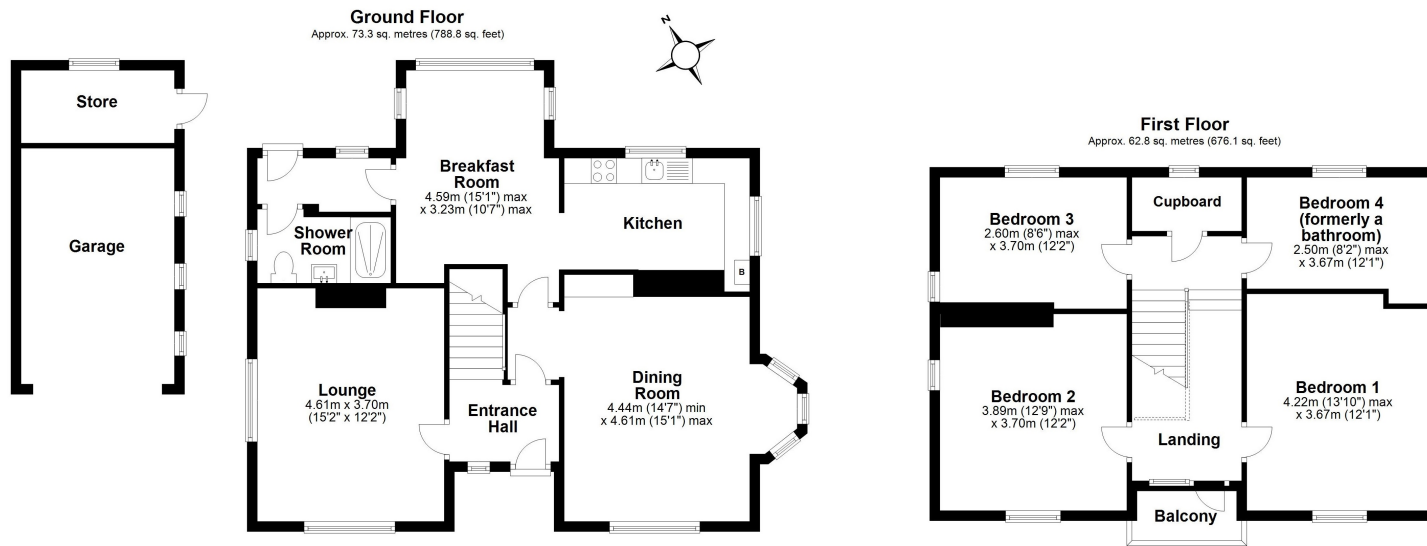
On the ground floor there is a large hallway with two spacious reception rooms either side both overlooking the green. At the rear is a fitted kitchen, breakfast room and a ground floor shower room. On the first floor is a large landing leading to the balcony which also overlooks the green at the front. There are four large bedrooms one of which used to be the family bathroom. To the rear of the house is a large mature garden with numerous trees and shrubs and a large garage.

Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live. Letchworth train station has regular links to both London and Cambridge and is only a short walk away.

- Internal viewing comes highly recommended to appreciate this Garden City home
- Scope to extend subject to relevant planning consents
- Early Garden City detached family home circa 1906
- Large plot in excess of half an acre
- Vacant possession, no upper chain.
- Freehold
- Planning Consent Pending for a two storey rear extension.







Total area: approx. 136.1 sq. metres (1464.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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