



59, Howard Drive

Letchworth Garden City,
Hertfordshire, SG6 2BU

£560,000

country
properties

We are delighted to offer For Sale this spacious and well-presented three bedroom extended semi-detached home situated just off the Lordship estate in Letchworth, within walking distance to Lordship Farm Primary School. Inside the property benefits from a lovely lounge with bay fronted window to front and a gas fire. This leads onto a separate dining room alongside a conservatory which overlooks the rear garden. The garage has been partially converted into a handy 20ft study/home office but still retains a separate shortened garage/storage area to the front. Upstairs are three good size bedrooms along with a family shower room. Outside to the rear is a mature garden enclosed by hedging and to the front is a driveway with off road parking for 2 vehicles. The house also benefits from double glazing, gas central heating and will be sold with no above chain. Viewing is highly recommended to take a look inside this great example of a Letchworth FREEHOLD family home.

- Lovely lounge with bay fronted window and gas fire.
- Kitchen appliances included
- Three first floor bedrooms and shower room
- Off road parking and garage to front
- No above chain - viewing recommended
- Separate dining room and conservatory overlooking the garden
- Handy 20ft study/home office
- Mature enclosed rear garden
- Double glazed and gas centrally heated
- Freehold



Ground Floor

Hallway

Frosted upvc glazed door with matching side panel to front. Wooden flooring. Radiator. Stairs to first floor and doors to lounge and kitchen.

Lounge

14' 4" x 12' 11" max (4.37m x 3.94m)
Bay fronted window overlooking driveway. Radiator. Stainless steel gas fire. Access to:

Dining Area

11' 7" x 11' 1" (3.53m x 3.38m)
Radiator. Serving hatch to kitchen. French doors opening into:

Conservatory

11' 0" max x 8' 6" (3.35m x 2.59m)
With brick base and upvc windows and roof. Tiled flooring. French doors opening onto the patio.

Kitchen

11' 0" x 7' 5" (3.35m x 2.26m)
Fitted units to base and eye level with contrasting work surfaces incorporating a stainless steel sink unit and 4 ring gas hob. Further fitted electric oven and space for free standing fridge. Small built-in pantry cupboard. Tiling to floor and splash back areas. Glazed door to:

Study/Home office

20' 6" x 9' 2" (6.25m x 2.79m)
Large room with window to rear overlooking garden and two further skylights providing ample light. Further door to garage. Cupboard housing gas central heating boiler. Radiator.

Lobby

Part glazed upvc doors to front and rear. Access to the kitchen, study/home office and storage/garage. Radiator.

First Floor

Landing

Window to side. Access to part boarded loft via attached ladder. Airing cupboard housing hot water tank. Doors to all rooms.



Bedroom One

11' 8" x 11' 5" min (3.56m x 3.48m)

Window to front. Built-in single cupboard.
Radiator. New carpet.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

Window to rear. Built-in single cupboard.
Radiator. New carpet.

Bedroom Three

8' 7" max x 7' 6" (2.62m x 2.29m)

Window to front. Built-in cupboard over
stairs. Radiator.

Shower Room

Frosted window to rear. Enclosed tiled
shower cubicle, low level WC and wash
hand basin set into vanity unit with storage
below. Further tiled walls and flooring. Wall
mounted ladder style chrome towel rail.

Outside

Front Garden

Concrete driveway with parking for 3
vehicles. Access to front door, lobby and
storage/garage. Dwarf brick wall with lawn
and mature shrubs and plants.



Storage/Garage*

10' 11" x 10' 9" (3.33m x 3.28m)

* Shorter than original due to study/home office. With up and over electric door to front. Doors to lobby and study.

Rear Garden

Small patio area leading to the remainder which has been laid to lawn and enclosed by mature hedging . Two small ponds, wooden shed and gated access to the rear.

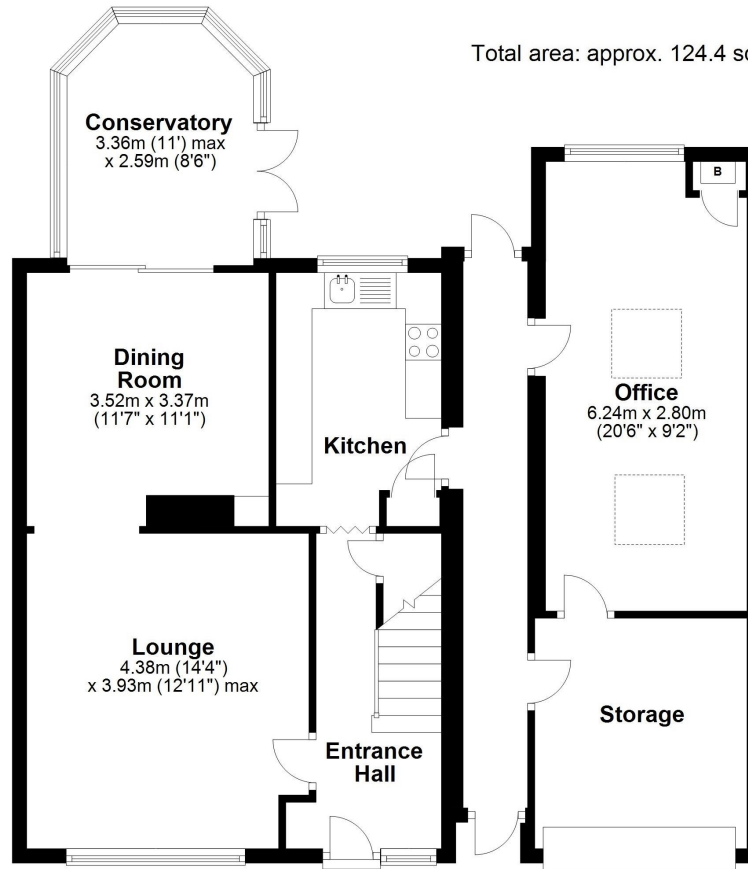
Agents Note

Tenure - Freehold

Council Tax Band D



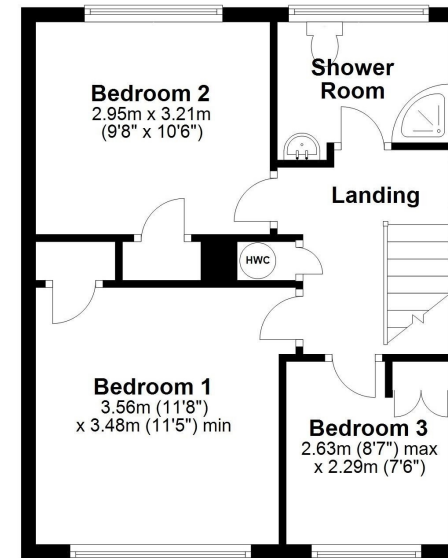




Ground Floor

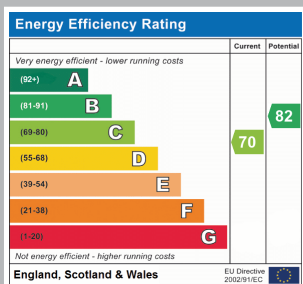
Approx. 82.4 sq. metres (886.6 sq. feet)

Total area: approx. 124.4 sq. metres (1338.6 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.0 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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