



16, Blackmore

Letchworth Garden City,
Hertfordshire, SG6 2SY

£625,000

country
properties

A spacious five bedroom detached family home located on the popular Lordship Estate. The property is located within easy walking distance of the town centre, train station and a number of popular schools.

On the ground floor there is a spacious dual aspect lounge with open dining room. Luxury modern kitchen with integrated double oven, hob and microwave, there is also a utility room, ground floor bathroom and a large double bedroom converted from the garage. Upstairs there are four bedrooms and a family bathroom. At the front of the property is a driveway providing off road parking for a number of vehicles, the rear garden is laid to lawn with tall hedges and mature borders. The property also benefits from gas central heating and double glazed windows.

The owner of this property already has the next moved lined up so there is a very small upper chain.

Ground Floor

Entrance Hall

Stairs to the first floor.

Lounge

21' 5" x 17' 6" (6.53m x 5.33m)

Dual aspect with double glazed window to front and sliding patio doors to the rear.

Radiator. Wood flooring. Open plan through to the dining room.

Dining Room

Double glazed sliding patio doors to the rear.

Wood flooring. Radiator.

Kitchen

10' 9" x 9' 9" (3.28m x 2.97m)

Fitted in a range of matching base and eye level units providing ample storage space. Integrated double oven, hob and microwave. Single drainer sink unit. Tiled floor. Double glazed window to the rear aspect.

Utility Room

7' 2" x 5' 9" (2.18m x 1.75m)

Plumbing for a washing machine. Butler sink. Space for fridge/freezer. Double glazed window to the side aspect.



Wet Room

9' 9" x 6' 4" (2.97m x 1.93m)

Fitted suite comprising of shower with screen, WC, wash-hand-basin with drawers underneath, electric radiator fitted, and tiled walls and flooring laid throughout. (part of the garage conversion).

Ground Floor Bedroom

15' 7" x 9' 7" (4.75m x 2.92m)

Converted from the double garage. Double glazed window to the side and double glazed windows to the front. Wood laminate flooring. Electric heater. Large store cupboard.

First Floor

Landing

Two double glazed windows to the front. Built-in cupboard,

Bedroom One

12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator

Bedroom Two

11' 11" x 9' 8" (3.63m x 2.95m)

Double glazed window to the rear aspect. Built-in cupboard Radiator. Access to loft space.

Bedroom Three

11' 11" x 8' 4" (3.63m x 2.54m)

Double glazed window, to the rear aspect. Built-in cupboard. Radiator.

Bedroom Four

9' 1" x 6' 4" (2.77m x 1.93m)

Double glazed window to the front aspect. Wood flooring. Built-in cupboard containing boiler.

Bathroom

9' 1" x 7' 3" (2.77m x 2.21m)

Fitted suite comprising of bath and a separate shower cubicle, WC and a wash basin. Heated towel rail. Tiled walls and flooring. Double glazed window to the front.

Outside

Front Garden

Block paved driveway with parking for a number of vehicles. Grassed lawn with flowerbeds. Gated access to the rear.

Rear Garden

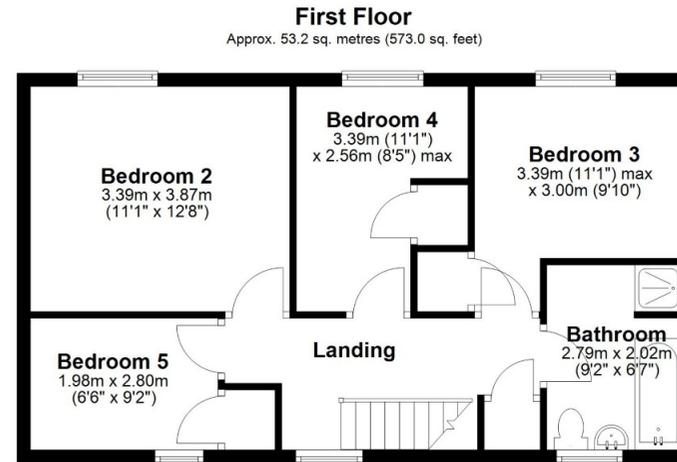
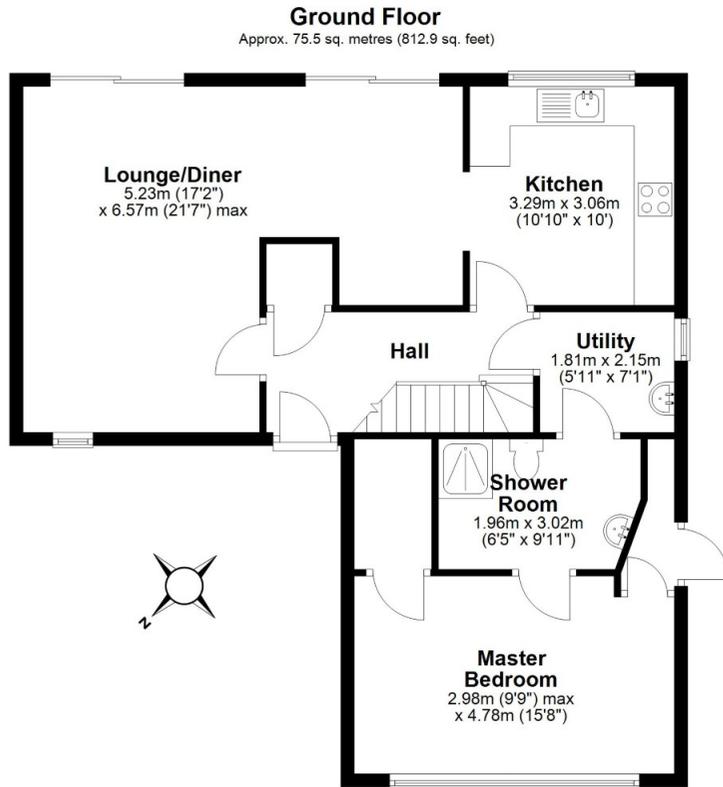
Patio area with small step leading to grassed lawn, with flowerbeds, bushes, and fence borders.

Agents Note

Leasehold - 944 years remain.

Council tax Band E





Total area: approx. 128.8 sq. metres (1385.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	72
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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