



## Phoenix Drive, Letchworth Garden City, Hertfordshire, SG6 1FY

£485,000

Lane & Bennetts are delighted to bring to market this well-maintained, spacious, semi detached home. Located within a popular residential development, this fine property makes a perfect home for a first time buyer, young family, downsizer or investor. The kitchen / diner is light and airy with it's bay window and is complete with integrated appliances and ample worktop space. There is a useful downstairs cloakroom in the entrance hall and large under stairs storage cupboard. The wide lounge room has French patio doors leading out onto the landscaped and garden complete with patio area, mature planting and personal door to the garage. To the first floor there are three good sized bedrooms, with the benefit of an en suite shower room and built-in wardrobe to bedroom one alongside a family bathroom. continue to the second floor and you will find a large master bedroom with built in storage and en-suite shower room.

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- MODERN KITCHEN / DINER WITH APPLIANCES
- WELL PRESENTED AND SPACIOUS
- EN SUITE TO GUEST BEDROOM
- LARGE MASTER BEDROOM WITH EN SUITE
- LANDSCAPED REAR GARDENS
- GARAGE & DRIVEWAY
- LEASEHOLD 982 yrs remaining | Council Tax Band: D | EPC: C
- VIEWING RECOMMENDED



also within an easy walk. Leisure & sports interests are also well catered for as within a mile you can choose between Letchworth Garden City's renowned golf club, Letchworth Tennis club, the Letchworth Cricket & Hockey clubs and Nuffield Health gym & spa.

The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, brewery, 50m Outdoor Lido - nestled in the beautiful Norton Common, open green spaces, parks and gardens, yet only 29 minutes from Kings Cross & St. Pancras, 28 minutes to Cambridge, whilst the A1(M) is a few minutes’ drive, and London Luton Airport 25 minutes away.

AGENTS NOTES:

COUNCIL TAX BAND: D | EPC: C | TENURE: LEASEHOLD 999 YEARS (from 2007) | Maintenance: £195.00 per annum