



ELM DENE
58 GREEN LANE

58 GREEN LANE,
LETCHWORTH, SG6 1EG





"Elm Dene"
58 Green Lane
Letchworth Garden City
Hertfordshire
SG6 1EG

An opportunity has arisen to purchase a Semi-Detached Edwardian residence by the esteemed architects Messrs. Parker & Unwin (circa 1913). "Elm Dene" is three double bedroom property is positioned on a large plot, with ample opportunity to extend (subject to planning). Around a mile from town, station and glorious Norton Common, close to local amenities and retail park, this fabulous family home offers an entrance hall, sizable bay fronted lounge with space for fireplace or wood burning stove, a full re-furbished kitchen diner with built in appliances and a square arch leads you into the charming garden room with feature Atrium roof, and French door to the rear for those Al Fresco nights! The ground floor bathroom has a deep bath, and separate shower cubicle, WC and sink unit. There are two rear facing and one front facing bedrooms and a WC to the first floor. There exists potential for a loft conversion (STP) that could accommodate a further bedroom and bathroom. Externally, to the front aspect there is an exceptional driveway and turning space for up to six cars and a detached garage with light & power, partly lawned with hedging and shrubbery. Gated access from the driveway to the rear garden which offers a stepped patio, feature lighting, full fencing, summer house and a large garden shed.

The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

**Lane &
BENNETTS**

DESIGNED BY ARCHITECTS PARKER & UNWIN c1913, THIS THREE DOUBLE
BEDROOM FAMILY HOME OFFERS THE POTENTIAL TO MODERNISE & EXTEND

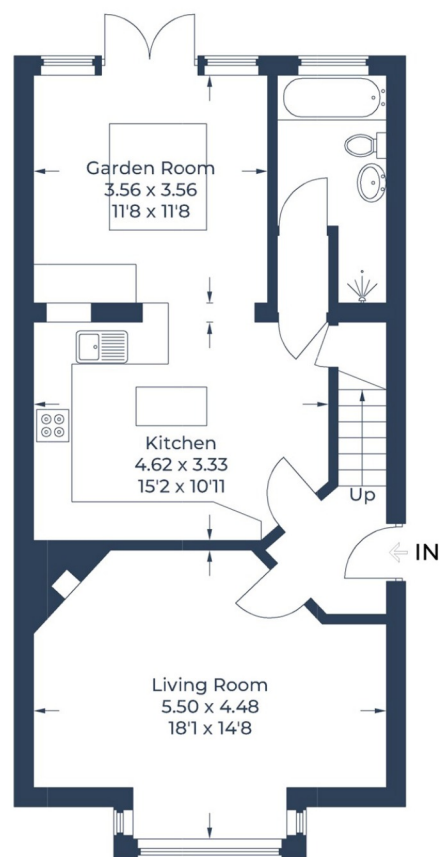


KEY FEATURES

- THREE BEDROOM SEMI-DETACHED HOME
- LARGE LOUNGE WITH BAY WINDOW
- MODERN KITCHEN WITH APPLIANCES
- GARDEN ROOM WITH ATRIUM CEILING
- SUBSTANTIAL PLOT
- DRIVEWAY FOR UP TO 6 CARS
- GARAGE, SUMMER HOUSE & SHED
- FREEHOLD | EPC: D | BAND: D



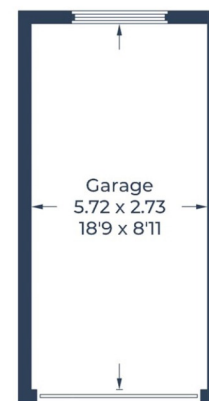
Approximate Gross Internal Area
 Ground Floor = 63.3 sq m / 681 sq ft
 First Floor = 39.9 sq m / 429 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Outbuildings = 15.9 sq m / 171 sq ft
 Total = 134.8 sq m / 1,450 sq ft



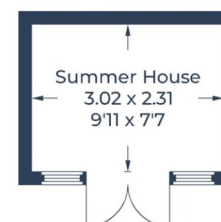
Ground Floor



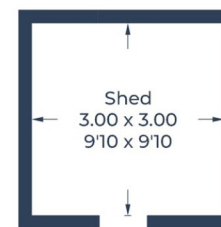
First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

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measurements are approximate, not to scale.

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 supplied by the seller. A buyer is advised
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