



# 15, Kristiansand Way

Letchworth Garden City,  
Hertfordshire, SG6 1TX  
£595,000

country  
properties

An impressive four bedroom detached family home presented to a high standard throughout. The property is located in a sought after location on the edge of Letchworth close to Norton Village.

On the ground floor there is a entrance hall, cloakroom, living room, dining room, brick based conservatory and a refitted kitchen and utility room. Upstairs the main bedroom has an en-suite shower, three further bedrooms and a family bathroom. Outside there is off road parking for a couple of vehicles leading to a single garage and the rear garden is private and enclosed.

Kristiansand Way is located on the edge of Letchworth close to Norton Village. The property is within easy walking distance of St Nicholas Primary School, The Garden City Greenway, Bickerdikes Garden Centre and The Three Horseshoes in Norton. The town centre and main line train station with links to London's King's Cross & Cambridge are also in easy distance.

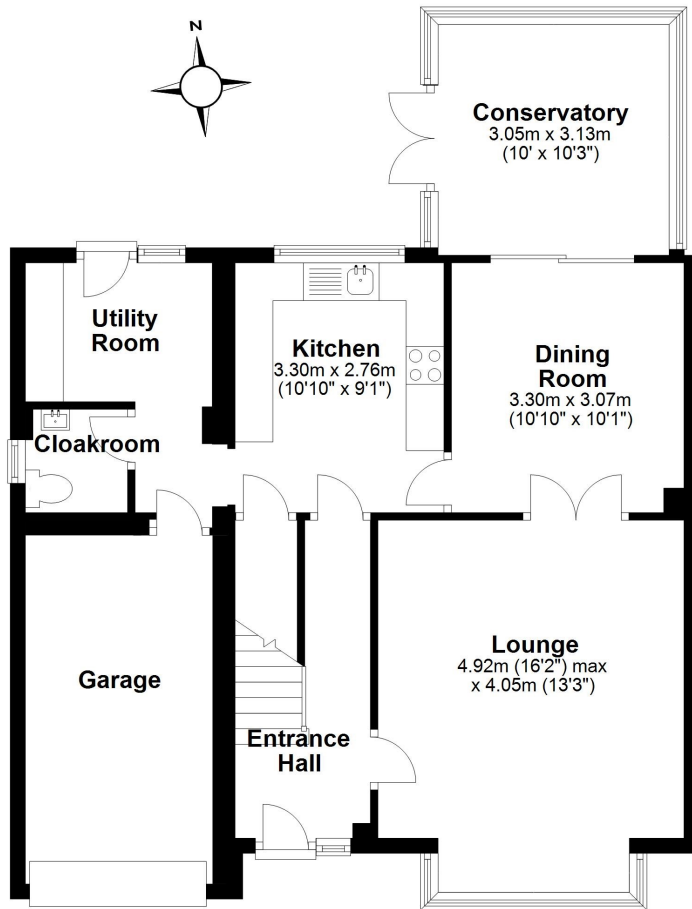
- Impressive, well presented family home where internal viewing comes highly recommended
- Spacious lounge with multi paned doors leading to the dining room
- Ground floor cloakroom and utility room
- Brick based conservatory overlooking the rear garden.
- Re-fitted kitchen with integrated appliances.
- Main bedroom with en-suite shower room.
- Private enclosed rear garden.
- The property is being sold to include the Freehold.





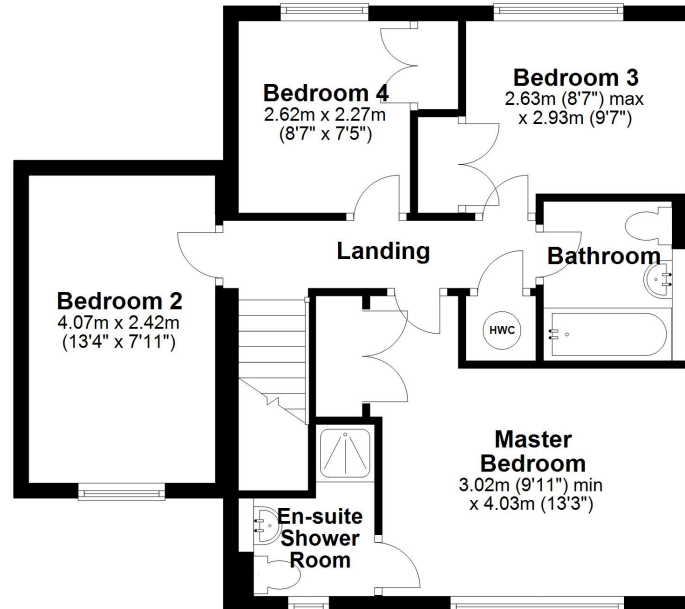
## Ground Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



## First Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 122.7 sq. metres (1321.0 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			
		67	79
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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