



Cashio Lane, Letchworth Garden City, Hertfordshire, SG6 1AX

£1,050,000

Lane & Bennetts are delighted to bring to the market this spacious detached property built in the 1930's, set on a large South East facing plot, in a truly sought-after tree lined lane.

Recently redecorated and having upgraded fixtures, currently offering four double bedrooms, two substantial reception rooms with a wood burning stove to the lounge and open fireplace with large bay fronted window to the dining room, superb kitchen/breakfast room created by Wentworth with a multitude of integral appliances and central island, utility space, ground floor cloakroom, family bathroom and garage. The property offers much scope for further extension and the owners have two sets of full plans and final approval; The first a single storey extension, and a second, larger plan for part single and part double storey extension, to create an open plan ground floor kitchen, dining and living space with feature lantern roof, and the addition of a master bedroom with en suite to the first floor and family bathroom.

There is a driveway for up to three cars, and a beautifully maintained and landscaped rear garden approaching 130ft. The garden is home to a wide decked area with enclosed seating for alfresco entertainment, mature trees, specimen planting and raised vegetable beds.

- HANDSOME DOUBLE FRONTED DETACHED 1930s FAMILY HOME
- SOUGHT AFTER TREE-LINED ROAD
- BEAUTIFUL LANDSCAPED SOUTH EAST FACING GARDEN
- CHARACTER OPEN PORCH
- LARGE KITCHEN / BREAKFAST ROOM
- DUAL ASPECT LIVING ROOM WITH WOODBURNING STOVE
- FOUR DOUBLE BEDROOMS
- DINING ROOM WITH OPEN FIREPLACE & BAY FRONTED WINDOW
- FULL PLANNING PERMISSION & LGCHF APPROVAL FOR DOUBLE STOREY EXTENSION
- GARAGE AND AMPLE PARKING
- SEE OUR INNOVATIVE SHOW REEL!
- Tenure: FREEHOLD | Council Tax Band: G | EPC: D

AT THE STUNING SHOW REEL!

This fine property is located on the doorstep of Letchworth's Norton Common which is home to and includes the famous Letchworth Lido, free tennis courts, play areas, woodland and local sporting events. Letchworth Garden City was designed to combine the convenience of town life with the beauty of the countryside. The town offers a variety of high street stores, independent shops, restaurants and public houses. Its attractions include an art deco cinema/theatre, swimming pool and leisure facilities, parks and gardens. Letchworth station is only 29 minutes on the direct train from Kings Cross & St. Pancras and 25 minutes from Cambridge, whilst the A1 (M) is a few minutes' drive, and London Luton Airport just 25 minutes away.