



61, Howard Drive

Letchworth Garden City,
Hertfordshire, SG6 2BU
£635,000

country
properties

An extended three bedroom semi detached family home located in a sought after location within easy walking distance of Lordship Farm School and local shops.

The property has been extended on the ground floor to provide a spacious open plan kitchen/family room with views out to the rear garden. Also on the ground floor is a sitting room, utility room, shower room and a home office. Upstairs are three good size bedrooms and a family bathroom. At the front of the property is a driveway with parking for a number of vehicles and the rear garden has been landscaped with well stocked shrubs, flower borders and various trees.

Internal viewing comes highly recommended

- Situated in a most sought after location
- Walking distance of Lordship Farm School and local shops.
- Leasehold - 927 years remaining.
- Impressive extended kitchen/family room overlooking the rear garden.
- Beautiful, well maintained private rear garden
- Council Tax Band D.



Ground Floor

Entrance Hall

Stairs to first floor. Radiator. Large walk in cloaks cupboard with round window to the front.

Office

7' 2" x 4' 6" (2.18m x 1.37m)

With power and light. Telephone point. Door to through to the kitchen.

Lounge

16' 0" x 15' 9" (4.88m x 4.80m)

Large double glazed picture window to front aspect. Radiator. TV point. Built in shelving. Spot lights and wall lights. Multi paned door to kitchen/family room.

Kitchen/Family Room

Kitchen Area 19' 0" x 11' 11" (5.79m x 3.63m) Dining Family Area 17' 3" x 11' 8" (5.26m x 3.56m)

A real feature of the property is this large open plan kitchen/family room with views over the rear garden. The kitchen area is fitted with a range of matching base and eye level units with contrasting work tops and matching island. Integrated double oven and convector hob with extractor over. Integrated wine fridge, Twin sinks with instant hot water tap. Winde fridge. Open plan through to the dining area and family room. Large sliding patio doors overlooking the rear garden. TV point. Radiators. Velux windows to the rear.

Utility Room

12' 5" x 10' (3.78m x 3.05m)

Fitted cupboards and single drainer sink unit. Radiator. Plumbing for washing machine and dishwasher. Double glazed window and door to rear garden. Large walk in pantry cupboard.



Shower Room

Modern white suite with a low level wv, wash basin with cupboard under and a walk in shower with glass sliding doors. Tiled walls and floors.

First Floor

Landing

Double glazed window to side aspect. Airing cupboard. Access to loft space.

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)

Double glazed window to front aspect. Radiator. Fitted wardrobes.

Bedroom Two

11' 8" x 10' 6" (3.56m x 3.20m)

Double glazed window overlooking the rear garden. Radiator. Fitted wardrobes.

Bedroom Three

8' 9" x 7' 4" (2.67m x 2.24m)

Double glazed window to front aspect. Radiator. Fitted cupboard and shelving.



Shower Room

Luxury suite comprising a low level wc, wash basin and large walk in shower with glass screen. Heated chrome towel rail. Tiled walls and floor. Double glazed window to the side aspect.

Outside

Front Garden

Block paved driveway with space for a few vehicles. leading to garage. Easy maintained front garden laid with garden stones.

Garage/Storage Room

No longer a full garage but still enough room for a store room. Electric door and an electric car charging point.

Rear Garden

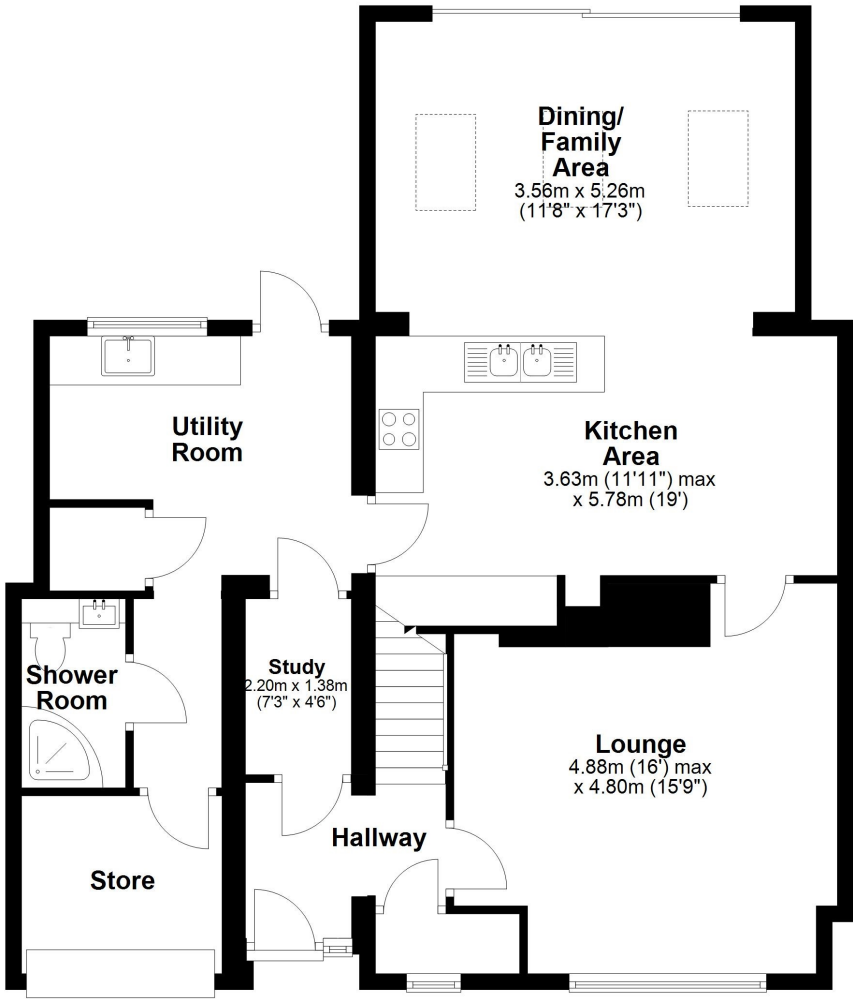
The rear garden has been beautifully landscaped and maintained by the current owners to a very high standard. Adjacent to the rear of the house is a large decked area. There are shaped lawns and well stocked shrub and flower borders. Next to the Summer House is a second seating area. Various trees and a vegetable area. Gated access at the rear.





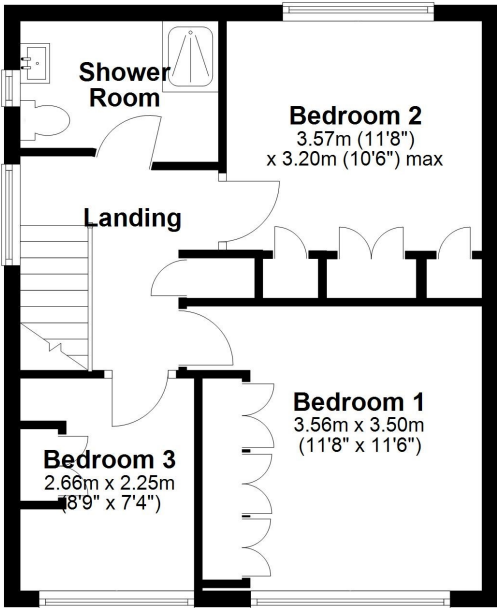
Ground Floor

Approx. 93.5 sq. metres (1006.9 sq. feet)

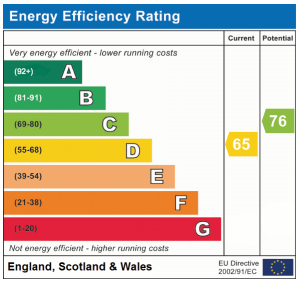


First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 134.8 sq. metres (1450.7 sq. feet)



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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