



# 118, Common View

Letchworth Garden City,  
Hertfordshire, SG6 1DQ

Guide Price **£345,000**

country  
properties

An Early Garden City character cottage designed by Parker & Unwin Circa 1909. The property retains many original features including some fireplaces, braces and latched internal doors and exposed beams. Internal viewing comes highly recommended to appreciate this home.

On the ground floor there are two separate reception rooms, the lounge area with fireplace and a separate dining room which could also be used as a home office. Open plan kitchen with integrated oven and hob. Upstairs there are two good size bedrooms and a large bathroom. The property benefits from gas central heating and double glazed windows. The front garden has an attractive picket fence and the rear garden is approx. 100ft in length with a vegetable garden and gravelled seating area.

The property is within easy walking distance of the Town Centre and Main line railway station with links to Cambridge and London.

## Ground Floor

### Lounge

13' 1" x 11' 5" (3.99m x 3.48m)

Double glazed window to the front aspect with wooden shutters. Fireplace with tiled surround. Wood laminate flooring Radiator. Stairs to the first floor.

### Dining Room/Home Office

16' 1" x 11' 6" (4.90m x 3.51m)

Dual aspect with double glazed windows to the front and to the rear with wooden shutters to the front. Radiator. Wood laminate flooring. Open plan through to the kitchen.

### Kitchen

7' 8" x 6' 11" (2.34m x 2.11m)

Fitted in a range of matching of base and eye level units providing ample storage space. Single drainer sink unit. Integrated oven and hob with extractor over. Plumbing for a washing machine. Tiled splash areas and tiled floor. Double glazed window to the rear aspect and upvc door leading to the rear garden.

## First Floor

### Landing

Double glazed window to the rear aspect.



## Bedroom One

12' 0" x 11' 5" (3.66m x 3.48m)

Double glazed window to the front aspect.  
Original fireplace. Radiator. Large recessed  
cupboard.

## Bedroom Two

8' 11" x 8' 8" (2.72m x 2.64m)

Double glazed window to the front aspect.  
Radiator. Airing cupboard.

## Bathroom

8' 11" x 6' 11" (2.72m x 2.11m)

A spacious bathroom originally the third  
bedroom. Comprising a low level wc, wash  
basin and a panelled bath with shower  
over. Splash tiled walls. Tiled floor. Radiator.  
Double glazed window to the rear aspect.

## Outside

### Front Garden

Lawned area with premium Rose borders  
and a retaining picket fence and gate.

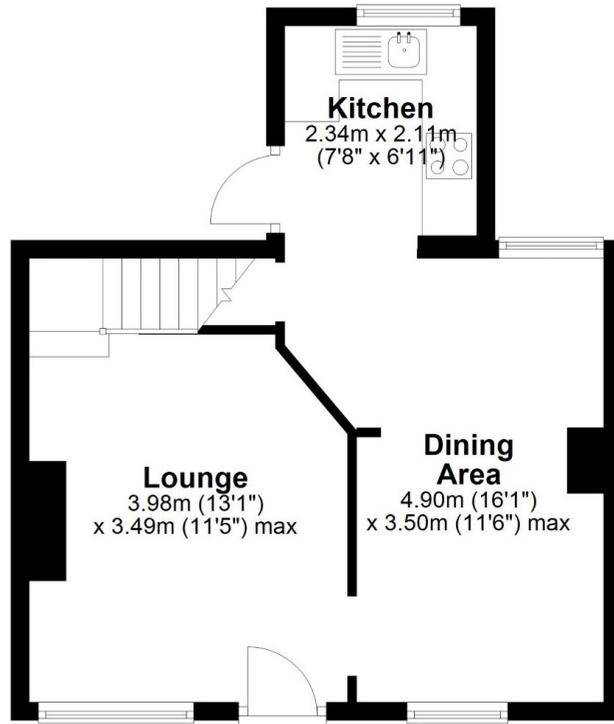
### Rear Garden

Approx. 100ft in length and laid mainly to  
lawn with raised vegetable beds, gravel  
seating area and various mature shrubs  
and trees. Gated access to the rear. Timber  
shed. Adjacent to the back of the house is a  
hardstanding patio area. Outside tap.

## Agents Note

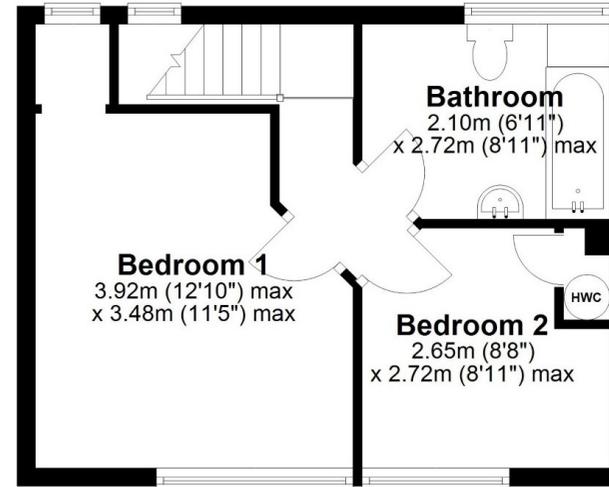
Tenure - Freehold  
Council Tax Band C





### Ground Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.4 sq. feet)

Total area: approx. 67.2 sq. metres (723.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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