



24, Church Lane

Norton, Letchworth Garden City,
Hertfordshire, SG6 1AJ

£320,000

country
properties

Two bedroom semi detached cottage in this semi rural location within the desirable area of Norton, on the outskirts of Letchworth Garden City. Situated at the bottom of a quiet lane and backing onto open fields. Modern kitchen with oven and hob. Well appointed ground floor bathroom. Two good size first floor bedrooms. Gas centrally heated and double glazed throughout. Mature rear garden. Off road parking spaces to front. No above chain. Contact us today to arrange your viewing!

Ground Floor

Kitchen

12' 4" x 7' 4" (3.76m x 2.24m)

Double glazed window to front aspect and part glazed wooden door to rear. Fitted white units to base and eye level with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Built in electric oven and hob with extractor over. Space for fridge freezer and plumbing for washing machine. Tiling to splash back areas. Radiator. Small pantry cupboard with shelving and double glazed window to rear aspect. Door to:

Living Room

12' 2" x 11' 7" (3.71m x 3.53m)

Double glazed window to rear aspect overlooking garden. Wood panelling to half height and handy built-in storage cupboards. Radiator. Cable TV & telephone points. Door to small hallway with further wooden external door to rear garden. Further latch style door to:

Inner Hallway

Double glazed window to front aspect. Internal door with stairs leading to first floor. Cupboard under housing fuse board and electric meter. Radiator. Further door to:

Bathroom

Double glazed window to front aspect. White three piece suite comprising panel bath with Triton electric shower over. Low level wc and pedestal basin. Tiling to splash back areas. Wall mounted mirror. Radiator.

First Floor

Small landing area

Doors to:

Bedroom One

12' 0" x 11' 7" (3.66m x 3.53m)

Double glazed window to rear aspect. Radiators.



Bedroom Two

9' 8" x 6' 11" (2.95m x 2.11m)

With sliding door from landing. Double glazed window to front aspect. Radiator. Access to loft space.

Outside

Frontage

Parking space for two vehicles on gravelled area. Pathway leading to rear garden. Permissive footpath around gravel area and leading to fields beyond.

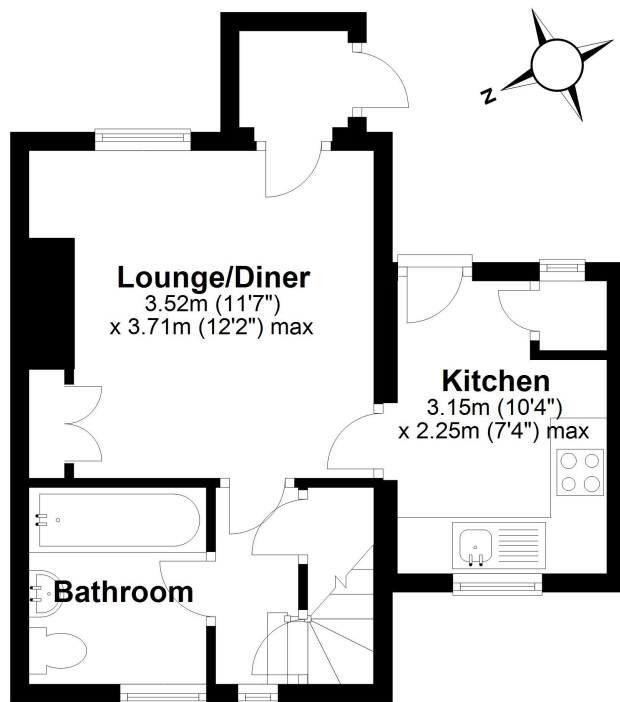
Rear Garden

Via gated access from permissive footpath. Small patio area directly behind property. Mature garden enclosed by trees and hedging.

Agents Note

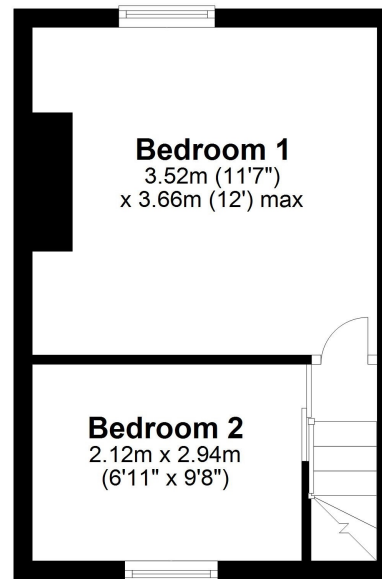
A public footpath runs along the front and side of the property.





Ground Floor

Approx. 30.7 sq. metres (330.2 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.2 sq. feet)

Total area: approx. 51.9 sq. metres (558.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	64
(55-68)	D	
(39-54)	E	
(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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