



# Elm Tree Cottage

Letchworth Lane, Letchworth Garden City,  
Hertfordshire, SG6 3ND

**£425,000**

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properties

Very rare to the market is this late 19th Century two bedroom semi detached estate cottage that pre-dates the Garden City. The property is in need of some updating and modernisation and is offered with no upper chain. Large 110ft rear garden with parking at the rear. Lounge, dining room and kitchen. Ground floor shower room. Two first floor double bedrooms. Gas to radiator central heating. Freehold. \*\* Please park in Muddy Lane at the rear for viewings \*\*

## Ground Floor

### Entrance Hall

Stairs to the first floor. Radiator.

### Lounge

12' 5" x 9' 1" (3.78m x 2.77m)

Secondary double glazed leaded window to the front aspect. Radiator. Corner cupboard housing the electric meter.

### Dining Room

12' 5" x 10' 5" (3.78m x 3.17m)

Secondary double glazed leaded window to the side aspect. Radiator. Understairs cupboard.

### Kitchen

10' 11" x 7' 5" (3.33m x 2.26m)

Fitted in a range of matching units providing ample storage space. Single drainer stainless steel sink unit. Integrated oven and hob. Plumbing for a washing machine. Radiator. Window to the rear aspect.

### Rear Hallway

Door leading to the garden.

### Ground Floor Shower Room

Comprising a low level wc, wash basin and corner shower unit with glass screen. Radiator. Window to the rear aspect.

## First Floor

### Bedroom One

12' 5" x 10' 5" (3.78m x 3.17m)

Leaded light window to the side aspect. Radiator. Cupboard housing gas central heating boiler.

### Bedroom two

12' 5" x 9' 1" (3.78m x 2.77m)

Leaded light window to the front aspect. Radiator.

## Outside

### Front Garden

Pathway from Letchworth Lane leading to the front door. Hedge borders. Gated access to the rear garden.



## Rear Garden

A mature rear garden Approx. 110ft in length and laid to lawn with numerous trees and hedging. At the far end of the garden is parking for a vehicle and is accessed via Muddy Lane. Brick outbuilding and hard standing at the back of the property.

## Agents Note

When viewing the property if you are driving we recommend that you park at the rear of the property in Muddy Lane and walk through the back garden.

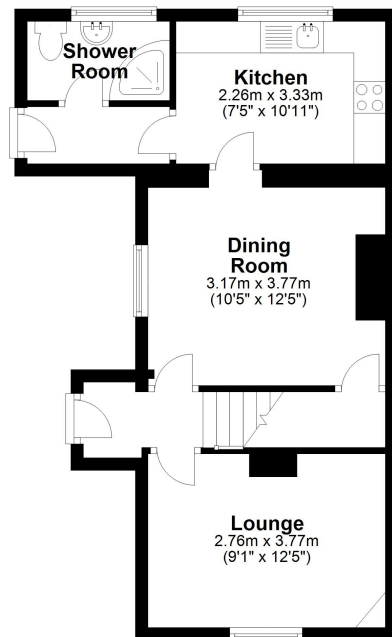
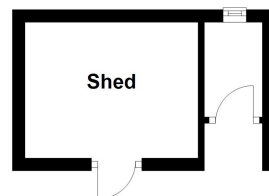
## Tenure

Freehold



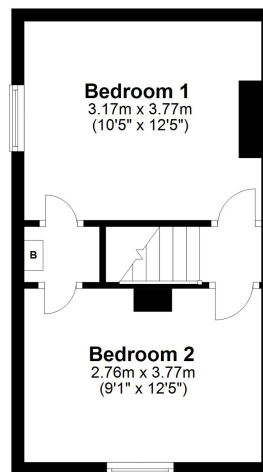
### Ground Floor

Approx. 44.2 sq. metres (476.3 sq. feet)



### First Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



Total area: approx. 70.7 sq. metres (761.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		62
(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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