



26 Lordship Lane, Letchworth Garden City, Hertfordshire, SG6 2BL

£675,000

We are delighted to offer this skilfully extended and beautifully presented four bedroom family home, in the highly sought after Lordship Farm area. Situated on a good sized South facing plot, this home benefits from a wonderful airy kitchen & breakfast room overlooking the rear garden, really the heartbeat of the house.

Additionally there is a box bay fronted lounge with feature fireplace, dining room & family area, plus a useful utility room and ground floor cloakroom. The tandem double garage has been smartly part converted to provide a brilliant home office. On the first floor, the extension provides for a good size master bedroom, three further bedrooms and main bathroom plus separate guest shower room.

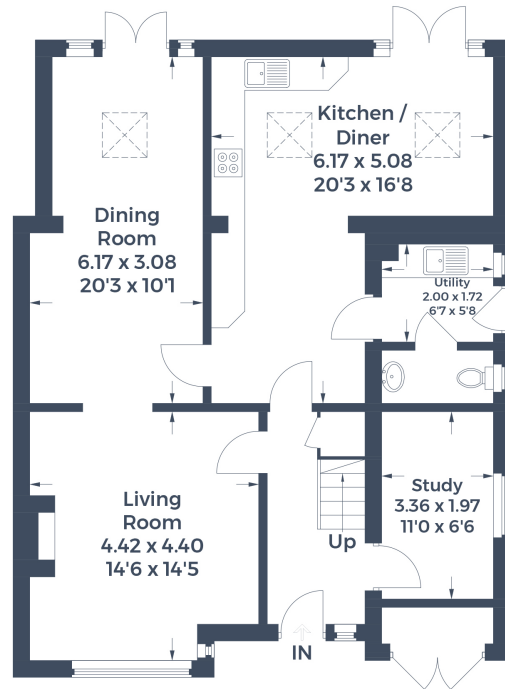
Externally ample off road parking for two cars. The rear South facing garden has a generous patio reached by both the family room and kitchen/breakfast room, and is fully fenced with an expanse of lawn, mature trees and specimen planting. There's a garden shed and gated access to the front.



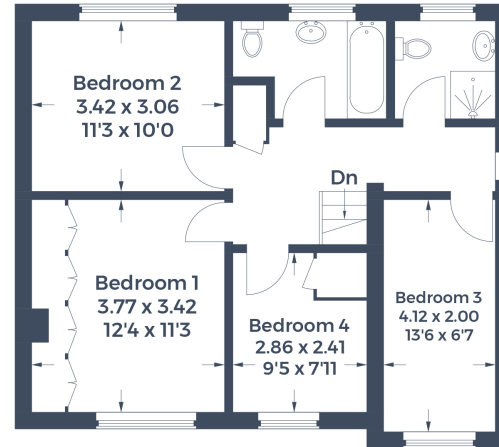


- FOUR BEDROOM EXTENDED FAMILY HOME
- SOUGHT AFTER LORDSHIP FARM LOCATION
- LARGE SOUTH FACING GARDEN
- LOUNGE WITH FEATURE FIREPLACE
- FITTED KITCHEN & BREAKFAST ROOM WITH FRENCH DOORS TO REAR PATIO
- GOOD SIZE GROUND FLOOR HOME OFFICE
- UTILITY ROOM AND CLOAKROOM
- MAIN THREE PIECE BATHROOM | GUEST BATHROOM
- GARAGE & BLOC-PAVED DRIVEWAY
- FREEHOLD EPC band D | COUNCIL TAX band E

Approximate Gross Internal Area  
 Ground Floor = 86.5 sq m / 931 sq ft  
 First Floor = 58.8 sq m / 633 sq ft  
 Total = 145.3 sq m / 1,564 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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