



Green Lane, Letchworth Garden City, Hertfordshire, SG6 1EG

£620,000

An opportunity has arisen to purchase a Semi-Detached Edwardian residence by the esteemed architects Messrs. Parker & Unwin (circa 1913). "Elm Dene" is three double bedroom property is positioned on a large plot, with ample opportunity to extend (subject to planning). Around a mile from town, station and glorious Norton Common, close to local amenities and retail park, this fabulous family home offers an entrance hall, sizable bay fronted lounge with space for fireplace or wood burning stove, a full re-furbished kitchen diner with built in appliances and a square arch leads you into the charming garden room with feature Atrium roof, and French door to the rear for those Al Fresco nights!

The ground floor bathroom has a deep bath, and separate shower cubicle, WC and sink unit. There are two rear facing and one front facing bedrooms and a WC to the first floor. There exists potential for a loft conversion (STP) that could accommodate a further bedroom and bathroom.

Externally, to the front aspect there is an exceptional driveway and turning space for up to six cars, and a detached garage with light & power, partly lawned with hedging and shrubbery. Gated access from the driveway to the rear garden which offers a stepped patio, feature lighting, full fencing, summer house (which could re-purpose as a home office STP) and a large garden shed. There's also a further patio space at the far end of the garden to catch the setting sun...

Letchworth Garden City was designed to combine energetic town life with the beauty of the countryside. The town offers a variety of High Street stores, independent shops, restaurants and public houses together with a wide range of attractions including museums, art galleries, a four screen cinema, swimming pool and leisure facilities, open green spaces, parks and gardens, superb and highly regarded Private & public schools, yet only 29 minutes

- THREE DOUBLE BEDROOM EDWARDIAN SEMI
- CHAIN FREE
- PARKER & UNWIN ARCHITECTS c1913
- RENEWED KITCHEN DINER WITH APPLIANCES
- GORGEOUS GARDEN ROOM WITH ATRIUM CEILING
- LARGE BAY FRONTED LOUNGE WITH ORIGINAL PARQUET FLOORING
- SUBSTANTIAL PLOT
- OPPORTUNITY FOR FURTHER EXTENSION AND AMPLE SPACE FOR PRIVATE HOME/GARDEN OFFICE
- EPC BAND D | COUNCIL TAX BAND D | FREEHOLD
- DRIVEWAY FOR SIX CARS | DETACHED GARAGE