



88, Wilbury Road

Letchworth Garden City,
Hertfordshire, SG6 4JJ

£875,000

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88 Wilbury Road has undergone a major transformation over the last few years. The property has been extended, rewired, had a new roof, modern gas central heating system installed to provide radiator and underfloor heating and has been decorated and fitted throughout to a very high standard.

The accommodation comprises an impressive kitchen/dining room with fitted 'Bosch' and 'Neff' appliances and marble flooring and a large lounge with open fireplace. Ground floor home office/study and cloakroom. The main bedroom has a large walk in wardrobe and shower room, three further bedrooms and a luxury family bathroom.

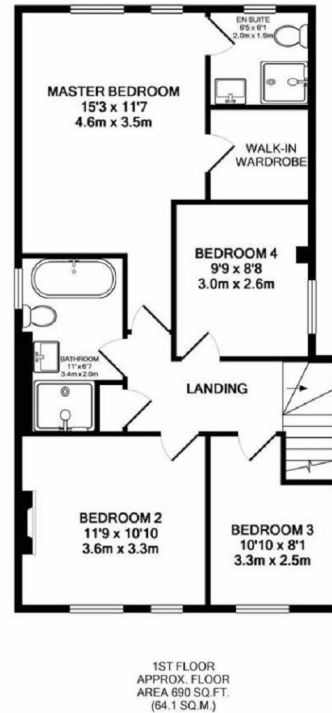
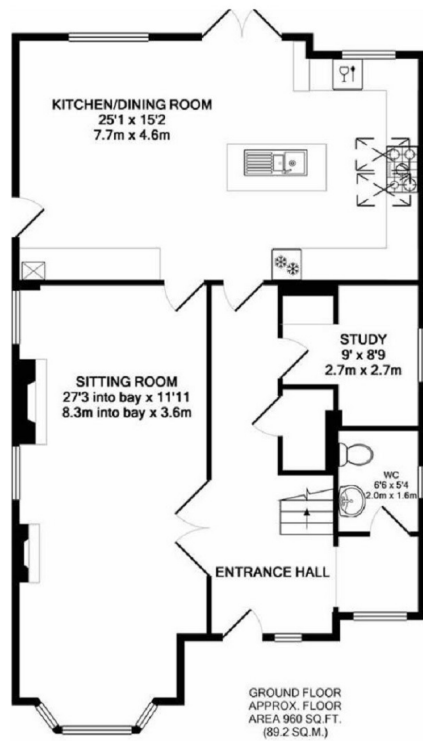
Other improvements included landscaped front and rear gardens with space for a hot tub. New double glazing including a new front door and French doors overlooking the rear garden. New insulations, guttering, soffits and fascias. There is also a large Green House and the bottom of the garden.

Wilbury Road is situated towards the northern part of the town within Letchworth Garden City. The road features a mix of individual residential properties, offering a range of housing options for residents. The train station, town centre, greenway and Norton Common are all within walking distance.

- Offered with vacant possession with no upper chain.
- Internal viewing comes highly recommended to fully appreciate this family home.
- Large kitchen/breakfast room with fitted appliances overlooking the rear garden.
- Spacious lounge with open fireplace.
- Home Office/Study.
- Gas central heating and double glazed windows.
- En-suite shower room to main bedroom.
- Large rear garden.
- Freehold







TOTAL APPROX. FLOOR AREA 1650 SQ.FT. (153.3 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	80
		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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