



# 7, Thristers Close

Letchworth Garden City,  
Hertfordshire, SG6 2TQ  
£920,000

country  
properties

A most impressive five bedroom detached family home which has been extended and modernised to a very high standard by the present owners. Internal viewing comes highly recommended to fully appreciate this family home.

On the ground floor there is an inviting entrance hall leading to a modern ground floor cloakroom. The living room is huge with double glazed doors leading to the garden. The kitchen/family room is the real feature with a range of Neff appliances including an induction hob, two ovens a steam oven and a coffee maker. This social space has bi-folding doors opening into the rear garden. There is also a utility room just off the kitchen. Upstairs the main bedroom has a separate dressing room with fitted wardrobes and a large en-suite bathroom. The second bedroom is also spacious and also has an en-suite bathroom. Three further bedrooms make five in total. The family bathroom has also been refitted to a very high standard. Outside there is off road parking for numerous vehicles leading to a double garage, The rear garden is South/West facing with a large patio area adjacent to the rear of the house.

- Luxury kitchen fitted with a range of quality Neff appliances.
- Three further bedrooms.
- Leasehold - 945 years remaining.
- Double glazed windows.
- Council Tax Band F.
- Bedrooms one and two both with en-suite shower rooms.
- Walking distance of Lordship Farm School & Local Shops.
- Also within walking distance is Willian Village and the Letchworth Garden City Greenway.
- Gas to radiator central heating.



## Ground Floor

### Entrance Hall

Stairs to the first floor with cupboards under. Covered radiator. Door to the cloakroom.

### Cloakroom

Modern white suite comprising a low level wc and a wash basin with cupboard under. Tiled walls. Radiator.

### Lounge

21' 0" x 17' 0" (6.40m x 5.18m)

A bright and spacious living room with full length windows to two aspect and double glazed French doors leading to the rear garden. Two vertical radiators. Real flame gas fire. Fitted units and shelving. Glazed double doors leading to the kitchen/family room.

### Kitchen/Dining Room

24' 7" x 21' 4" (7.49m x 6.50m)

A real feature of this family home is this large room with bi-folding doors overlooking the rear garden. The kitchen is fitted with a range of matching units proving ample storage space. There is a matching central island with a breakfast bar area. The kitchen has a range of luxury integrated appliances including two ovens, steam oven and coffee maker as well as an induction hob with integrated ventilation. Single sink unit with mixer tap. Half vaulted ceiling with Velux windows. Double glazed doors to the patio. Covered radiator. Door leading to the utility room.

### Utility Room

Fitted units and store cupboards. Plumbing for a washing machine and dryer. Space for a large fridge/freezer. Double glazed door to the side. Personal door to the garage.

## First Floor

### Landing

Double glazed window to the front aspect.

### Bedroom One

18' 2" x 9' 11" (5.54m x 3.02m)

Two double glazed windows to the front aspect. Radiator. Half panelled walls.



### Dressing Area

9' 1" x 6' 7" (2.77m x 2.01m)

Fitted in a range of matching wardrobes. Door leading to the en-suite.

### En-Suite Shower Room

Modern white suite comprising a low level wc, twin sink unit with cupboards under. Large walk in shower with glass screen. Chrome towel rail. Double glazed window to the rear aspect.

### Bedroom Two

20' 4" x 11' 1" (6.20m x 3.38m)

Two double glazed windows to the rear aspect. Two radiators. Full length mirrored wardrobe. Door to the en-suite shower room.

### En-Suite Shower Room

Comprising a low level wc, wash hand basin with cupboard under and a large corner shower with glass doors. Double glazed window.

### Bedroom Three

12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to the rear. Radiator. Fitted wardrobe.

### Bedroom Four

11' 1" x 10' 7" (3.38m x 3.23m)

Double glazed window to the rear. Radiator.



## Bedroom Five

13' 9" x 6' 7" (4.19m x 2.01m)

Double glazed window to the front. Radiator. This room is currently being used as a home office by the current owners.

## Bathroom

Modern white suite comprising a low level wc, wash basin and a panelled bath with shower and shower screen. Tiled walls. Double glazed window.

## Outside

### Front Garden

Block paved driveway providing off road parking for a number of vehicles. Lawned area and gated access either side of the house to the rear garden.

### Rear Garden

Large patio area to the rear of the house. The rest is lawn with hedge borders and timber fencing.

### Double Garage

Large double garage. The garage is currently divided into two and one half is being used as a home gym.

### Agents Note

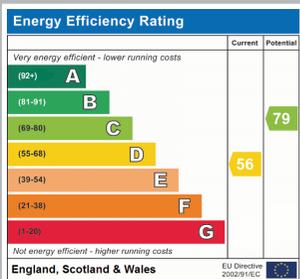
Leasehold - 945 years remaining.







Total area: approx. 201.4 sq. metres (2168.3 sq. feet)



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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