



# 58, Shott Lane

Letchworth Garden City,  
Hertfordshire, SG6 1SE

£327,500

country  
properties



Offered with vacant possession is this Garden City cottage set over three floors. The property is in a sought after location within easy walking distance of the Town Centre and main line train station with links to Cambridge, London's King's Cross and beyond. The ground floor has a lounge and a kitchen overlooking the rear garden. On the first floor is the main bedroom and a large bathroom and on the second floor is the second bedroom/home office. At the front of the property there is off road parking and the rear garden is private and enclosed.

## Ground Floor

### Entrance

### Lounge

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

Double glazed window to the front aspect.  
Meter cupboard. Radiator.

### Kitchen

9' 8" x 8' 10" (2.95m x 2.69m)

Fitted in a range of matching units providing ample storage space. Single drainer sink unit. Space for cooker and fridge/freezer and plumbing for a washing machine. Stairs to the first floor with cupboard under. Separate pantry cupboard. Double glazed window and door to the rear garden.

## First Floor

### Landing

Stairs to the second floor.

### Bedroom One

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

Double glazed window to the front aspect.  
Radiator. Fitted wardrobe and an understairs cupboard. Cast iron fireplace.

### Bathroom

12' 5" x 5' 10" (3.78m x 1.78m)

Comprising a low level wc, wash basin and panelled bath with shower over. Store cupboard. Wall mounted boiler. Double glazed window to the rear aspect.



## Second Floor

### Bedroom Two/Home Office

11' 7" x 9' 8" (3.53m x 2.95m)

Double glazed window to the front aspect. Two eaves cupboards. Radiator.

### Outside

#### Front Garden

Off road parking for one vehicles. Access to the rear garden. Shrub borders.

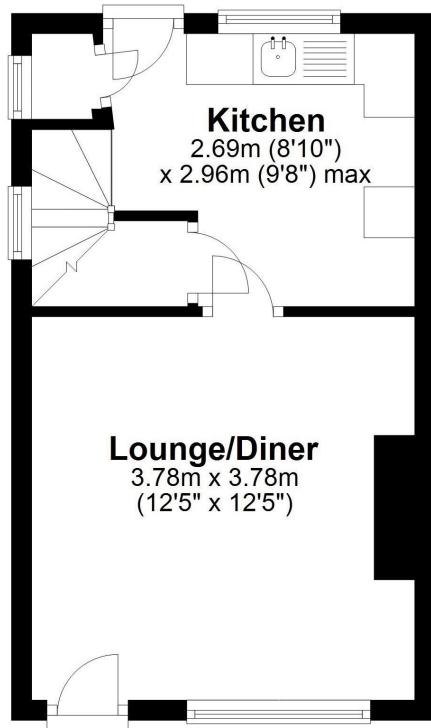
#### Rear Garden

Laid mainly to lawn with hedge borders. Gated access to the front.



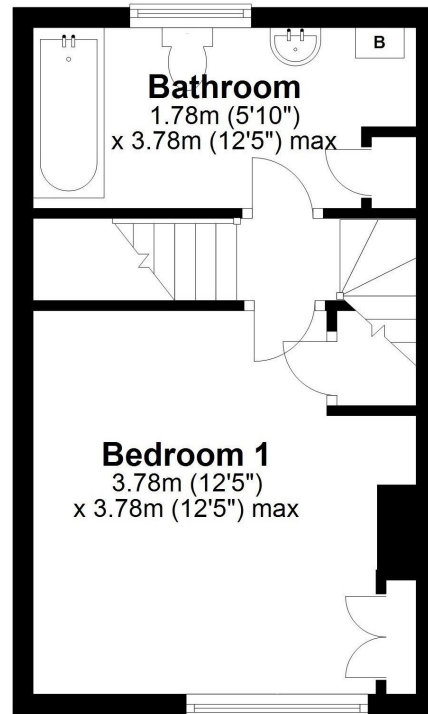


Total area: approx. 63.2 sq. metres (679.9 sq. feet)



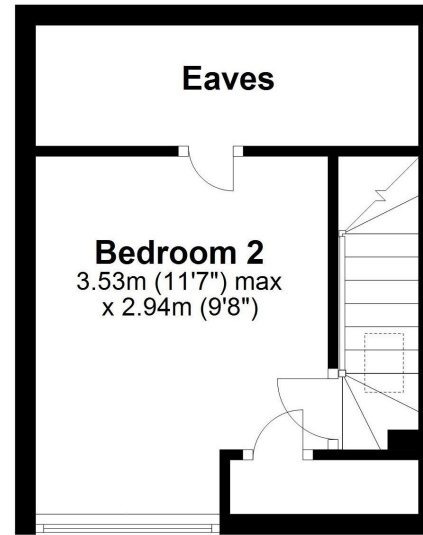
**Ground Floor**

Approx. 24.8 sq. metres (267.3 sq. feet)



**First Floor**

Approx. 24.8 sq. metres (267.3 sq. feet)



**Second Floor**

Approx. 13.5 sq. metres (145.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	51	
(1-20)	<b>G</b>		
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

Country Properties | 7, Howard Park Corner | SG6 1PQ  
T: 01462 481100 | E: simon.ellmers@country-properties.co.uk  
www.country-properties.co.uk

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