



11 Pear Tree Dell, Letchworth Garden City, Hertfordshire. SG6 2SW





4 Bedroom Detached House

£675,000 Freehold

CHAIN FREE - A spacious four bedroom detached home in the highly desirable Lordship Estate. Boasting a corner plot, this property features a driveway, double-width garage, and a generous rear garden—ideal for family living and outdoor entertaining. Conveniently located near local amenities and transport links. A perfect family home!

- CHAIN FREE!
- Four bed detached
- Sought after 'Lordship Estate'
- Close to 'Lordship Farm' School
- Double garage & driveway
- FREEHOLD
- Corner plot
- Two bathrooms
- Good sized bedrooms
- South facing garden
- EPC rating E. Council tax band E

Ground Floor

Hallway:

Upvc door to front. Carpet. Understairs storage cupboard. Stairs to first floor. Leading through to rest of ground floor accommodation.

Living Room:

Carpet. Window to front aspect. Sliding doors to back garden. Extended to rear offering a separate dining space. Gas fire.

Dining Room:

Laminate flooring. Window to rear aspect.

Kitchen:

Vinyl tiled flooring. Sliding door to back garden. Door through to dining room. Window to side aspect. Worktops with a range of wall and base mounted units as well as full height cupboards. Integrated; Gas hob, extractor. Sink and drainer, Double mid-height ovens, and microwave. Space for washing machine, dishwasher and fridge/freezer. Breakfast table.

Shower Room:

Vinyl tiled flooring. Shower with shower curtain and wall mounted showerhead. WC. Vanity unit with wash basin. Privacy window to side aspect. Access to garage. Extractor.

First Floor

Landing:

Carpet. Window to front aspect. Airing cupboard.

Bedroom One:

Carpet. Window to rear aspect. Built in wardrobes and dressing table.

Bedroom Two:

Laminate flooring. Window to rear aspect. Built in cupboard.

Bedroom Three:

Window to rear aspect. Carpet.

Bedroom Four:

Window to front aspect. Carpet. Built in cupboard.

Bathroom:

Laminate flooring. Bath with wall mounted shower and curtain. Tiled walls. WC. Heated towel rail. Vanity unit with wash basin. Privacy window to front aspect.

Outside

Garage:

Double width with electric door. Access via side passage and internally.

Driveway:

Block paved driveway for three cars directly to front of property. Block paved path leading to front door from driveway and side access to garden.

Front Garden:

Porch to front door with cupboard housing utility meters. Part lawn with block paved path leading to side access to garden.

Rear Garden:

Slabbed patio directly to rear of property with raised patio area directly to rear of living room. Lawn area with established planted borders giving privacy. South facing. Garden sheds to side of property. Occupying a corner plot. Access via both sides of the property.

Agents Note:

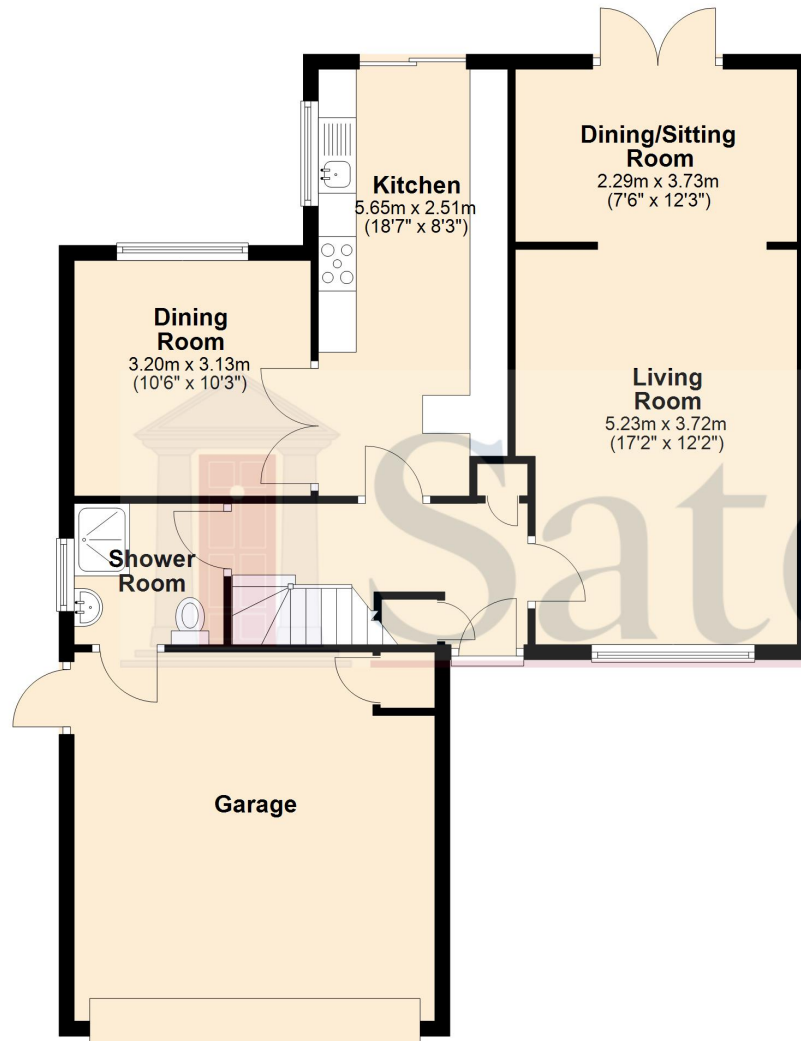
Draft particulars yet to be approved by the vendor and may be subject to change.



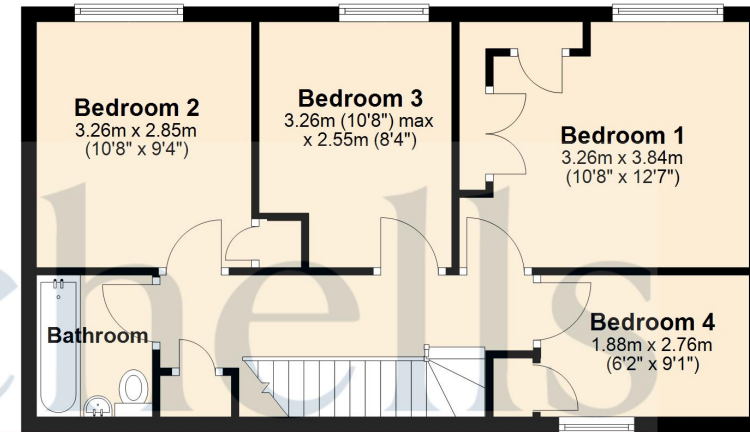


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



Total area: approx. 138.0 sq. metres (1485.6 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.