



# Laurel Bank

35, Meadow Way, Letchworth Garden City,  
Hertfordshire, SG6 3HX

**£875,000**

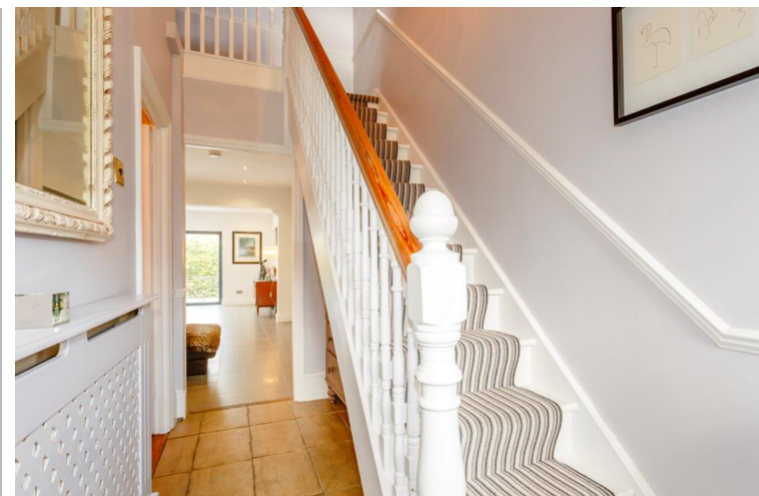
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An extended Early Garden City four bedroom semi detached family home within easy walking distance of the Town Centre & Main Line Train Station. Internal viewing comes highly recommended to fully appreciated this home.

On the ground floor is a spacious sitting room with parquet flooring and a fantastic fitted kitchen/family room with bi-folding doors overlooking the rear garden. The property also has a ground floor shower room and utility room. Upstairs are four bedrooms and family bathroom. Outside at the front of the property is a gravel driveway providing ample off street parking. The rear garden is laid mainly to lawn with mature shrubs and trees, to one side Pix Brook runs the full length of the garden.

- 1905 Early Garden City Exhibition Property.
- Impressive kitchen/family room overlooking the rear garden.
- In walking distance of a number of sought after schools.
- Freehold
- Extended four bedroom semi detached Early Garden City Home.
- Walking distance of the Town Centre & Train Station.
- Internal viewing comes highly recommended.
- Council Band E



## Ground Floor

### Entrance Hall

Stairs to the first floor. Tiled floor.  
Covered radiator.

### Lounge/Study

22' 3" x 12' 8" (6.78m x 3.86m)  
Bay window to the front and  
separate window also to the front.  
Attractive open fire place.  
Parquet flooring.

### Kitchen/Family Room

26' 0" x 18' 2" (7.92m x 5.54m) plus  
11' 0" x 10' 2" (3.35m x 3.10m)  
A real feature of this home is the  
ground floor extended family  
area/kitchen. The kitchen area is  
fitted in a range of matching units  
with contrasting solid wood work  
tops, matching central island with  
single drainer sink unit. Integrated  
wine fridge and dishwasher.  
Space for a Range style cooker  
and space for a fridge freezer.  
There is aplenty of room for a  
dining table and sofas. Bi-folding  
double glazed doors leading to  
the garden. Lantern style sky light.

### Utility Room

Plumbing for a washing machine.  
Fitted cupboards. Single drainer  
sink unit. Door to the side.





## Shower Room

Comprising a low level wc, wash basin and shower cubicle with glass door.

## Landing

Doors leading to all rooms.

## Bedroom One

10' 11" x 10' 11" (3.33m x 3.33m)

Window overlooking the rear garden. Fitted wardrobes along one wall.

## Bedroom Two

12' 4" x 9' 2" (3.76m x 2.79m)

Corner window overlooking the front garden.

## Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m)

Window leading to the rear aspect.

## Bedroom Four

9' 1" x 8' 10" (2.77m x 2.69m)

Window to the side aspect.





## Bathroom

Three piece suite comprising a low level wc, wash basin and free standing roll top bath. Half tiled walls. Window to the rear aspect.

## Outside

### Front Garden

Laid mainly to lawn with hedge borders Off road parking for a few vehicles. Access to the rear garden.

### Rear Garden

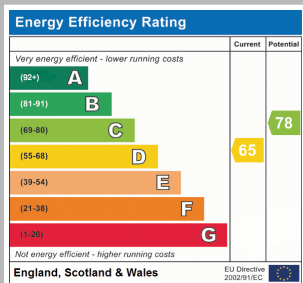
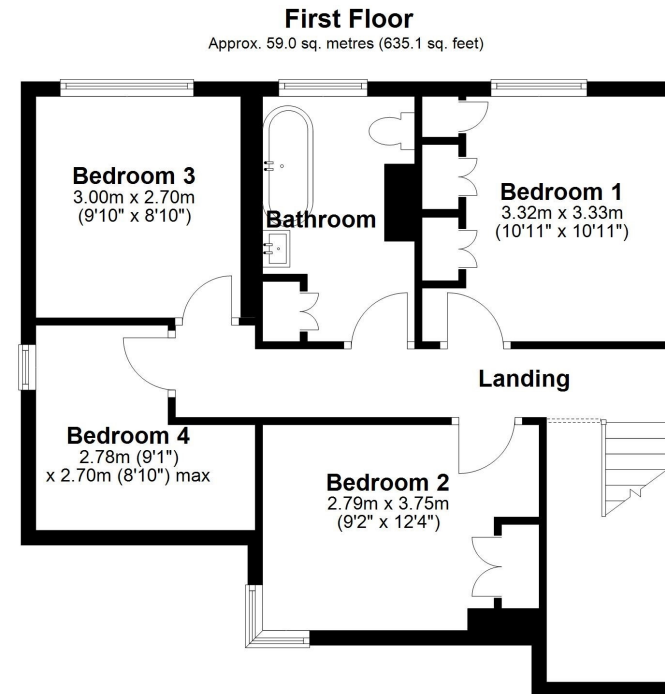
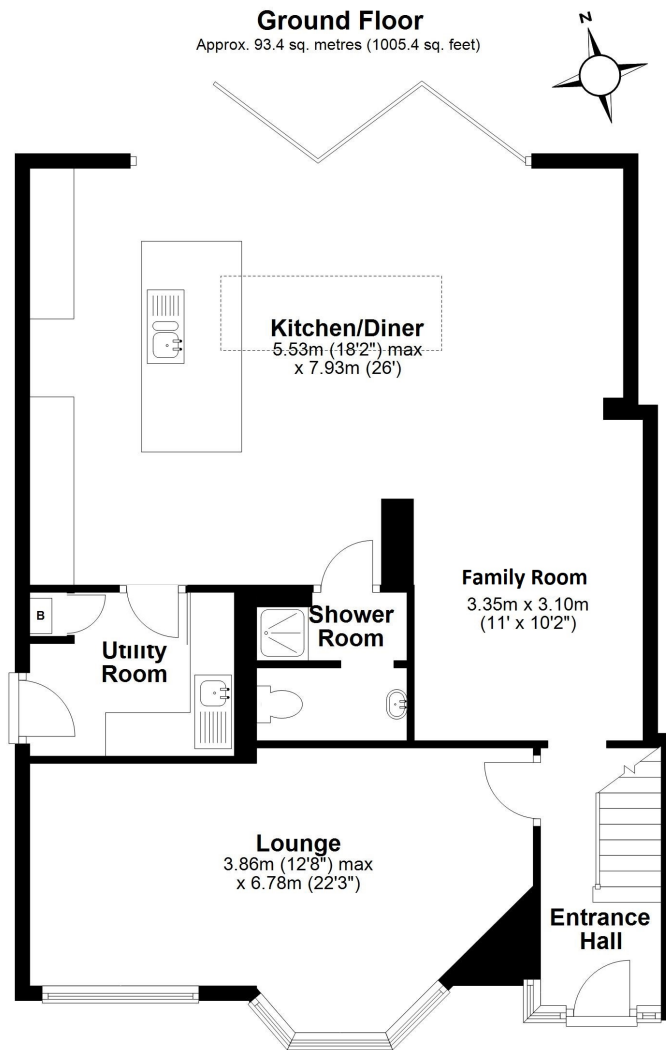
Laid mainly to lawn with numerous shrub beds and borders. Pix Brook runs along one side of the garden. At the rear of the property is a raised patio with Pergola.











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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