



99, Willian Way

Letchworth Garden City,
Hertfordshire, SG6 2HY
Guide Price £675,000

country
properties

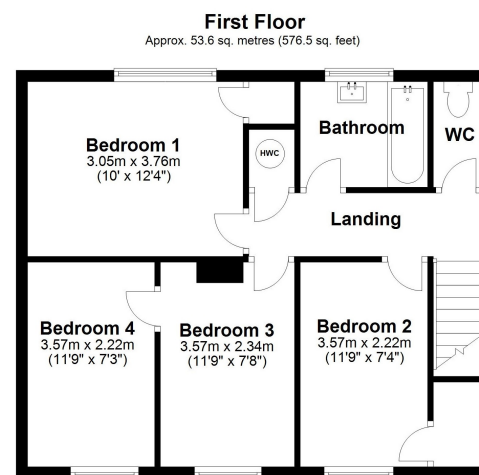
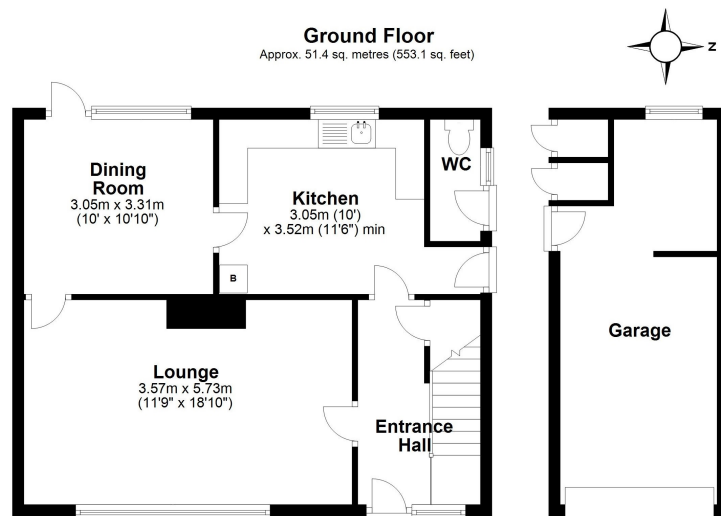
A detached family home located in one of the Garden City's most sought after locations close to a number of popular schools and local shops. The property needs total modernisation and updating throughout and offers scope to extend subject to obtaining the relevant planning consents.

99 Willian Way is set on a mature plot of approx. 170ft x 48ft and backs directly on to the Letchworth Garden City Par 3 Golf Club. The house needs more than just painting and decorating so it would not suit someone looking to move straight in.

We have spaces for viewings from Saturday 18th January onwards. Viewings by appointment only. Call our office on 01462 481100 to book an appointment.

- The property needs modernisation throughout with potential to extend (subject to relevant planning consents).
- Located within walking distance of Lordship Farm School and St Christopher School.
- Close to Letchworth Golf Club, Letchworth Tennis Club and Nuffield Health Club.
- Total plot is 167ft (50.9m) x 46ft (14m).
- Freehold
- Council Tax Band E – £2,561.89pa





Total area: approx. 104.9 sq. metres (1129.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	37
(21-38)	F	
(1-20)	G	
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

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