



28, Hawthorn Hill

Letchworth Garden City,
Hertfordshire, SG6 4HG
£700,000

country
properties

A deceptively spacious four bedroom detached chalet style home with a large South facing rear garden backing directly onto Norton Common. The property is in a sought after location within walking distance of the Town Centre, Train Station and number of popular schools.

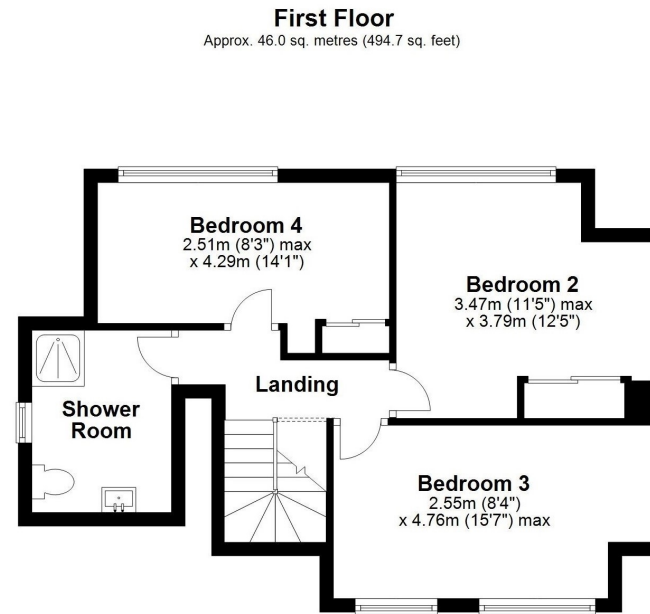
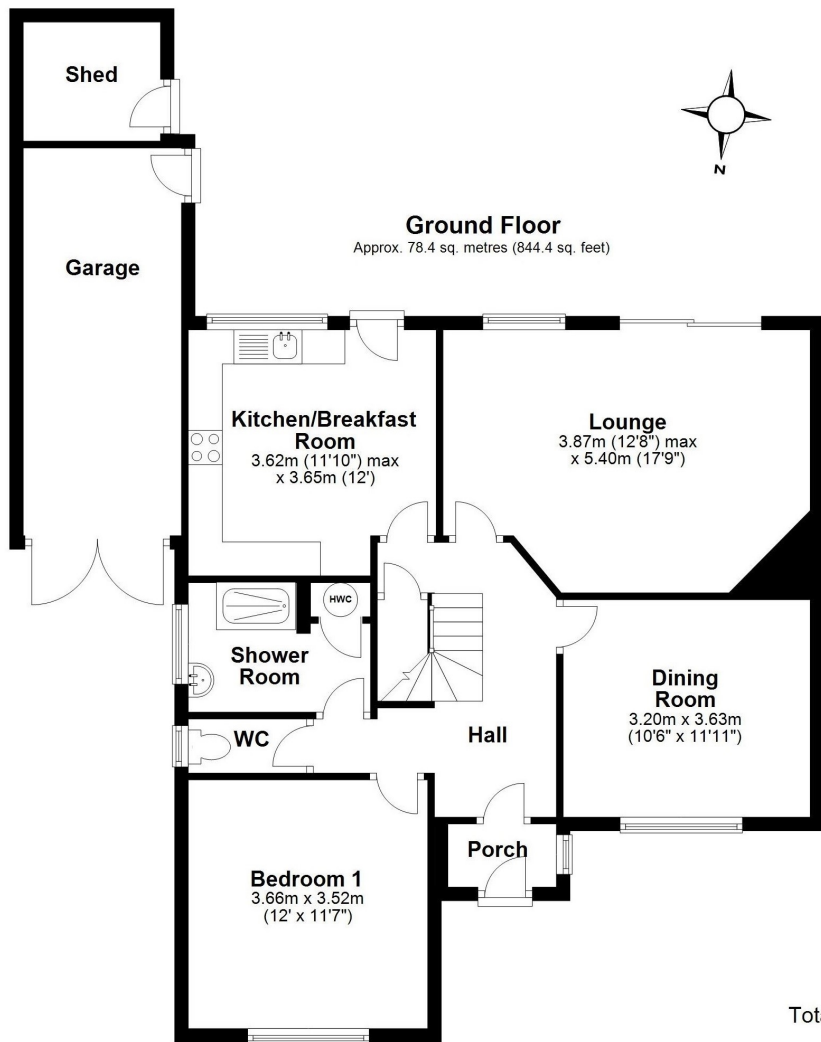
On the ground floor there is a spacious lounge with views across the rear garden, separate dining room, fitted kitchen/breakfast room, main bedroom, cloakroom and a shower room. Up stairs there are three more bedrooms and another shower room. The property also has double glazed windows and gas to radiator central heating. At the front of the house is a large block paved driveway screened from the road by hedging. A single garage and the real feature is the South facing landscaped rear garden backing directly onto Norton Common Nature Reserve.

- Freehold House
- Council Tax band F
- Offered with vacant possession with no upper chain.
- Fitted kitchen with integrated oven and hob.
- Two separate reception rooms.
- Ground floor bedroom and shower room.
- Gas central heating and double glazed windows.
- Three upstairs bedrooms.
- Off road parking for numerous vehicles and a single garage.
- Approx 150ft South facing landscaped rear garden back onto Norton Common.









Total area: approx. 124.4 sq. metres (1339.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		84	62
		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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