



54, Highfield

Letchworth Garden City,
Hertfordshire, SG6 3PZ
£780,000

country
properties

A four bedroom detached family home in a sought after location on the Western edge of town. The property is located within walking distance of a number of popular schools, the town centre and train station.

The property has a dual aspect lounge leading onto the garden room, separate dining room, kitchen and separate utility room. On the first floor there are four bedrooms and a bathroom. Outside there is a driveway leading to a larger than average garage. The rear garden is approx. 110ft in length with mature trees and lawn. Offered with vacant possession with no upper chain. Freehold.

Ground Floor

Entrance Hall

Stairs to the first floor. Radiator. Parquet flooring.

Cloakroom

Comprising a low level wc and wash basin.

Lounge

17' 7" x 11' 5" (5.36m x 3.48m)
Dual aspect with windows to the front and rear.
Parquet flooring. Exposed brick fire place. Tv point. Two radiators.

Conservatory

11' 5" x 9' 0" (3.48m x 2.74m)
Half brick walls and double glazed windows and door overlooking the rear garden. Tiled floor. Radiator.

Dining Room

12' 8" x 10' 10" (3.86m x 3.30m)
Double glazed windows to the front and side.
Parquet floor. Radiator.

Kitchen

12' 10" x 10' 2" (3.91m x 3.10m)
Fitted in a range of matching base and eye level units. Single drainer sink unit. Integrated oven and gas hob. Breakfast bar. Original pantry cupboard. Understairs cupboard. Radiator. Wall mounted gas central heating boiler. Double glazed window overlooking the rear garden.



Utility Room

11' 1" x 9' 5" (3.38m x 2.87m)

Fitted cupboards and plumbing for a washing machine and dishwasher. Personal door to the garage. Double glazed window and door to the rear garden.

First Floor

Landing

Access to the loft space. Airing cupboard housing hot water tank. Double glazed window to the rear aspect.

Bedroom One

13' 7" x 10' 10" (4.14m x 3.30m)

Fitted in a range of matching bedroom furniture including wardrobes, overhead cupboards and drawer units. Separate built in wardrobe. Double glazed windows to the front and side. Radiator.

Bedroom Two

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

10' 10" x 8' 6" (3.30m x 2.59m) Double glazed window to the front aspect. Radiator.

Bedroom Four

10' 1" x 8' 4" (3.07m x 2.54m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising a low level wc, wash basin with cupboard under and a panel bath with glass screen and shower. Radiator. Heated towel rail. Double glazed window to the side aspect.

Outside

Front Garden

Block paved driveway providing off road parking for a number of vehicles. The remainder laid to lawn with hedge borders.

Rear Garden

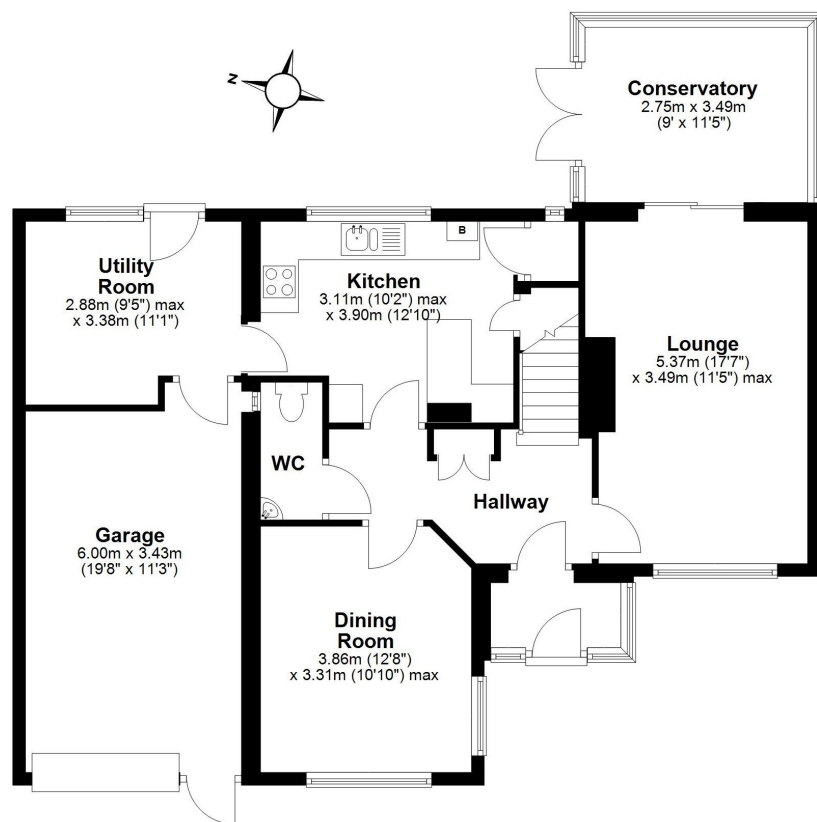
Approx 110ft in length and laid mainly to lawn with mature trees and shrubs. At the bottom of the garden is a secluded area with a greenhouse and a timber shed. There is also an area used as a vegetable plot in the past.

Garage

19' 8" x 11' 3" (5.99m x 3.43m)

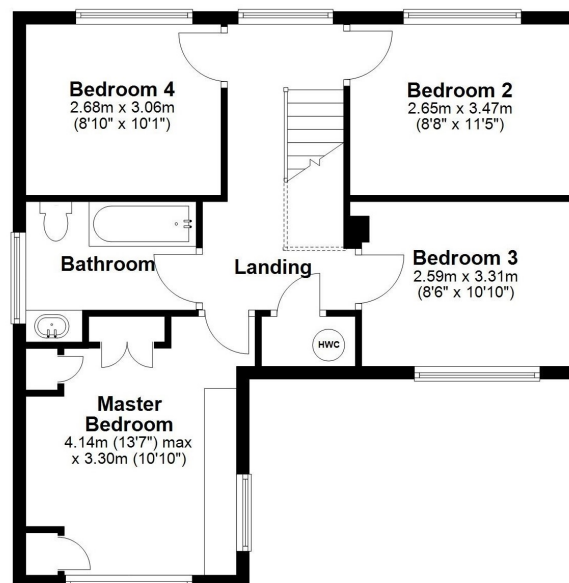
A larger than average single garage with up and over door. Power and light.





Ground Floor

Approx. 80.4 sq. metres (865.5 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.0 sq. feet)

Total area: approx. 137.1 sq. metres (1475.5 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	67	77
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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