



19, Hillshott

Letchworth Garden City,  
Hertfordshire, SG6 1SB  
£750,000

country  
properties

An Early Garden City three bedroom detached family home centrally located within easy walking distance of the town centre, main line train station and a number of popular schools. Internal viewing comes highly recommended.

On the ground floor is a welcoming entrance hall, ground floor cloakroom, lounge, family room, fitted kitchen leading to the dining room, utility room and a garden room at the rear. Upstairs are three good size bedrooms and family bathroom. Outside is a large private rear garden and a single garage.

Hillshott is located on the very edge of the Town Centre making it an ideal property for anyone commuting to London or Cambridge.

## Ground Floor

### Entrance Hall

Stairs to the first floor with a cupboard under. Double glazed window to the front aspect.

### Cloakroom

With a low level wc and wash basin. Double glazed window to the side aspect.

### Lounge

12' 2" x 11' 10" (3.71m x 3.61m)  
Double glazed bay window to the front aspect. Radiator. Double doors leading to the family room.

### Family Room

12' 8" x 12' 1" (3.86m x 3.68m)  
Double glazed French doors leading to the garden. Radiator.

### Kitchen

9' 11" x 9' 1" (3.02m x 2.77m)  
Fitted in a range of matching units providing ample storage space. Single drainer sink unit. Space for a cooker and fridge. Tiled splash areas. Double glazed window to the side aspect. Double glazed window to the side aspect.

### Dining Room

12' 8" x 12' 1" (3.86m x 3.68m)  
French doors leading to the rear garden. Radiator. Wood flooring.



### Utility Room

10' 11" x 4' 9" (3.33m x 1.45m)

Fitted units and a single sink unit. Plumbing for a washing machine. Space for a tall fridge/freezer. Door leading to the rear garden.

### Garden Room

13' 0" x 10' 9" (3.96m x 3.28m)

Double glazed window to the side and rear aspects. Radiator.

### First Floor

#### Landing

Double glazed window to the side aspect. Doors to all rooms.

#### Bedroom One

12' 7" x 12' 1" (3.84m x 3.68m)

Double glazed window to the rear aspect. Radiator. Airing cupboard housing water tank.

#### Bedroom Two

12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed window to the front aspect. Radiator.

#### Bedroom Three

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window to the rear aspect. Radiator.

### Bathroom

Three piece suite comprising low level wc, wash basin and panelled bath with shower and glass screen. Double glazed window to the front aspect.

### Outside

#### Front Garden

Laid to lawn with shrub borders. Pathway leading to the front door.

#### Rear Garden

Patio area adjacent to the rear of the property leading to a large lawned area with mature shrubs and various fruit trees. At the bottom of the garden is single garage with gated access to the side.

#### Garage

18' 1" x 8' 1" (5.51m x 2.46m)

Single garage with up and over door.

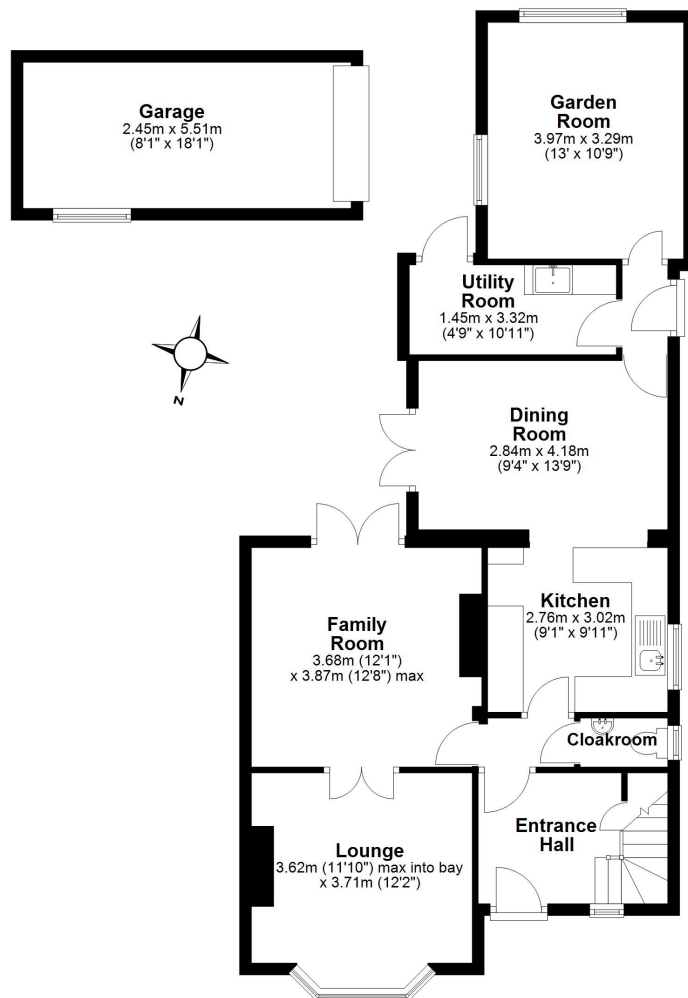
### Agents Note

Council Tax Band E



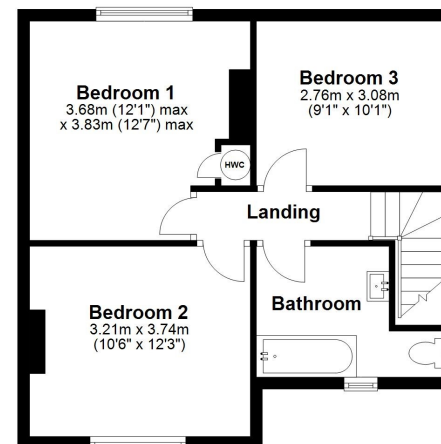
## Ground Floor

Approx. 78.8 sq. metres (848.2 sq. feet)



## First Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



Total area: approx. 124.4 sq. metres (1338.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

82

54

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties