



# 14, Pear Tree Dell

Letchworth Garden City,  
Hertfordshire, SG6 2SW  
£600,000

country  
properties



Four bedroom detached family home situated on the popular Lordship Estate. The property is located within easy walking distance of Lordship Farm School & local shops. On the ground floor is a spacious entrance hall, shower room, lounge, dining room and garden room. The kitchen has some integrated appliances and there is also a separate utility room. Up stairs there are 4 bedrooms and a bathroom. Externally there is a large driveway to the front and an enclosed private garden to the rear. Double length garage with up and over doors at each end. Offered with vacant possession. Internal viewing comes highly recommended.

## Ground Floor

### Entrance Porch

Leading to the entrance hall. Double glazed window to the front aspect.

### Entrance Hall

Stairs to the first floor. Cupboard.

### Shower Room

Comprising a low level wc, wash basin and a separate shower cubicle. Tiled areas.

### Lounge

21' 11" x 11' 3" (6.68m x 3.43m)

Two double glazed windows to the front aspect. Tv point. Double doors leading to the dining room.

### Dining Room

12' 5" x 9' 2" (3.78m x 2.79m)

Double glazed window to the side aspect. Double doors leading to the garden room.

### Garden Room

9' 9" x 9' 5" (2.97m x 2.87m)

Double glazed sliding patio doors to the rear and double glazed window to the side.

### Kitchen

12' 10" x 9' 2" (3.91m x 2.79m)

Fitted in a range of matching base and eye level units. Stainless steel sink unit. Integrated double oven, hob and microwave. Plumbing for a dishwasher. Space for small fridge. Tiled floor. Double glazed window to the rear aspect. Door to the utility room.



## Utility Room

16' 3" x 6' 5" (4.95m x 1.96m)

Matching fitted units. Single drainer sink unit. Plumbing for a washing machine. Double glazed window and door to the rear. Personal door to the garage.

## First Floor

### Landing

Airing cupboard.

### Bedroom One

13' 6" x 10' 4" (4.11m x 3.15m)

Fitted with a range of matching bedroom furniture comprising wardrobes, dresser and bedside units. Double glazed window to the front aspect.

### Bedroom Two

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to the rear aspect. Fitted wardrobes.

### Bedroom Three

9' 3" x 7' 9" (2.82m x 2.36m)

Double glazed window to the front aspect. Fitted cupboard.

### Bedroom Four

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window to the rear aspect. Fitted cupboard.

## Bathroom

Modern white suite with low level wc and wash basin with cupboard under. Panelled bath with shower and shower screen. Heated chrome towel rail. Tiled walls. Double glazed window to the side aspect.

## Outside

### Front Garden

Block paved driveway with parking for numerous vehicles leading to the garage. Gated access to the rear garden. Artificial lawn and hedge borders.

### Rear Garden

Patio area adjacent to the rear of the house. Artificial lawn with shrub borders. Greenhouse and raised vegetable beds.

### Double Length Garage

33' 11" x 7' 11" (10.34m x 2.41m)

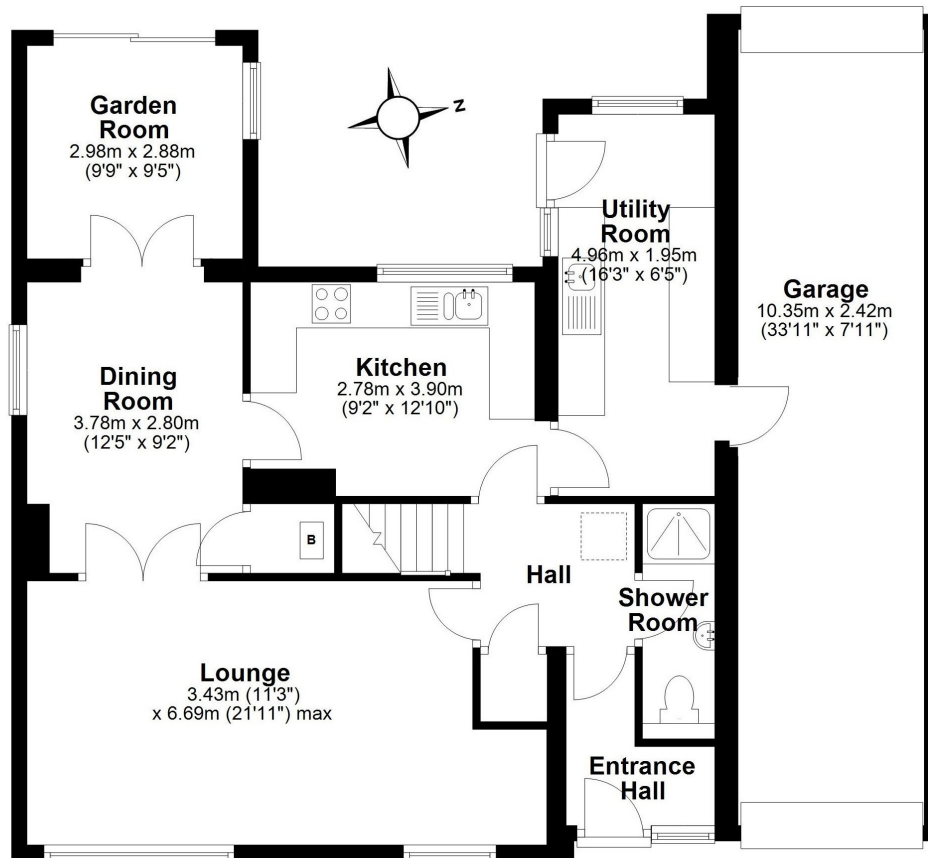
A tandem garage with an electronic door at the front and an up an over door at the back. Power and light.

## Agents Note

Leasehold - 935 years remaining.

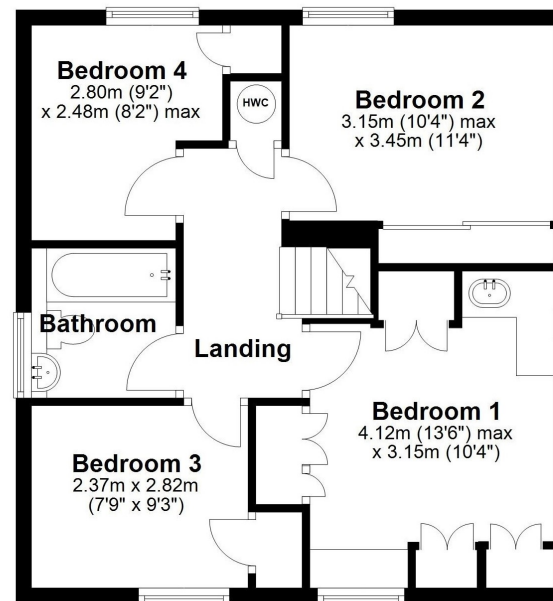






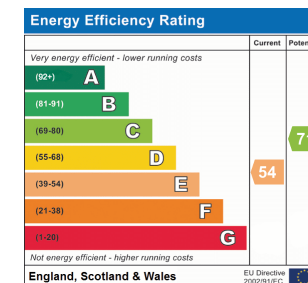
### Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



### First Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



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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