













## 40 Green Lane, Letchworth Garden City, Hertfordshire, SG6 1EA

Lane & Bennetts are delighted to offer this four bedroom Edwardian Semi detached family home designed in 1907 by Parker & Unwin, an outstanding remodelling of a classic Edwardian property, which now provides a sublimely appointed, spacious and well fitted home, to a high level of specification. The bathroom and entrance hall have been recently upgraded.

The property is set back on a good sized plot, and boasts a large sitting room with feature fireplace, formal dining room, kitchen & breakfast room, further sun room & utility, plus a second floor guest suite. There are Double glazed windows & gas central heating.

£745,000



## 40 Green Lane Approximate Gross Internal Area Utility 9'2 x 5'11 1636 sq ft - 152 sq m 5'11 x 2'11 **Boot Room** 13'2 x 4'11 4.01 x 1.41m Room 6'5 x 4'3 Kitchen 14'10 x 9'11 4.51 x 3.03m **Eaves Storage** Lounge 22'11 x 10'10 6.98 x 3.30m Bedroom 1/ 10'2 x 9'11 Dining Room 12'0 x 10'11 Bedroom 2 Dressing Area 3.10 x 3.03m 11'11 x 11'0 22'2 x 11'1 3.66 x 3.32m 3.64 x 3.35m 6.75 x 3.38m Eaves Storage **GROUND FLOOR** FIRST FLOOR SECOND FLOOR Not to Scale. Produced by The Plan Portal 2023

For Illustrative Purposes Only.

- FOUR BEDROOM EDWARDIAN SEMI DETACHED FAMILY HOME
- CHARACTER GARDEN CITY PROPERTY DESIGNED BY MESSRS
  PARKER & UNWIN
- SOUGHT AFTER LOCATION CLOSE TO STATION, SCHOOLS & 100
  ACRE COMMON
- LARGE PRIVATE GARDEN WITH OUTBUILDING
- LARGE SITTING ROOM WITH VICTORIAN FIREPLACE
- CHARACTER FEATURES ORIGINAL WELL IN GARDEN
- AMPLE OFF ROAD PARKING
- OPEN PLAN ASPECT TO KITCHEN/DINING SPACE
- UPGRADED BATHROOM & ENTRANCE HALL
- Tenure: FREEHOLD | Council Tax Band: F | EPC Rating: D









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