



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

£745,000

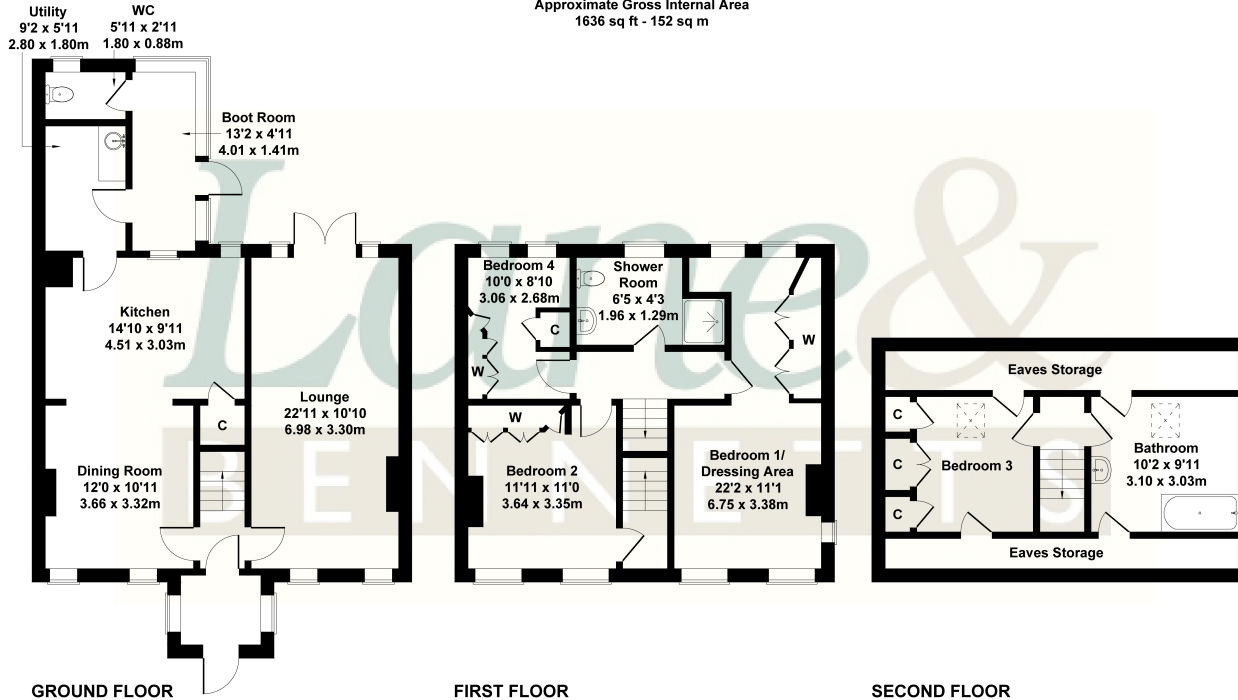
Lane & Bennetts are delighted to offer this four bedroom Edwardian Semi detached family home designed in 1907 by Parker & Unwin, an outstanding remodelling of a classic Edwardian property, which now provides a sublimely appointed, spacious and well fitted home, to a high level of specification. The bathroom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



## 40 Green Lane

Approximate Gross Internal Area  
1636 sq ft - 152 sq m



Not to Scale. Produced by The Plan Portal 2023  
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- 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

