



59, Howard Drive

Letchworth Garden City,
Hertfordshire, SG6 2BU

£560,000

country
properties

Spacious and well presented three bedroom extended semi detached home situated close to the popular Lordship Farm Primary School. Lovely lounge with bay fronted window and gas fire. Separate dining room and conservatory overlooking the garden. Handy 20ft study/home office. Three first floor bedrooms and shower room. Mature enclosed rear garden. Off road parking with storage/garage to front. Double glazed and gas centrally heated. No above chain - viewing recommended.

Ground Floor

Hallway

Frosted upvc glazed door with matching side panel to front. Wooden flooring. Radiator. Stairs to first floor and doors to lounge and kitchen.

Lounge

14' 4" x 12' 11" max (4.37m x 3.94m)
Bay fronted window overlooking driveway. Radiator. Stainless steel gas fire. Access to:

Dining Area

11' 7" x 11' 1" (3.53m x 3.38m)
Radiator. Serving hatch to kitchen. French doors opening into:

Conservatory

11' 0" max x 8' 6" (3.35m x 2.59m)
With brick base and upvc windows and roof. Tiled flooring. French doors opening onto the patio.

Kitchen

11' 0" x 7' 5" (3.35m x 2.26m)
Fitted units to base and eye level with contrasting work surfaces incorporating a stainless steel sink unit and 4 ring gas hob. Further fitted electric oven and space for free standing fridge. Small built-in pantry cupboard. Tiling to floor and splash back areas. Glazed door to:



Study/Home office

20' 6" x 9' 2" (6.25m x 2.79m)

Large room with window to rear overlooking garden and two further skylights providing ample light. Further door to garage. Cupboard housing gas central heating boiler. Radiator.

Lobby

Part glazed upvc doors to front and rear. Access to the kitchen, study/home office and storage/garage. Radiator.

First Floor

Landing

Window to side. Access to part boarded loft via attached ladder. Airing cupboard housing hot water tank. Doors to all rooms.

Bedroom One

11' 8" x 11' 5" min (3.56m x 3.48m)

Window to front. Built-in single cupboard. Radiator. New carpet.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

Window to rear. Built-in single cupboard. Radiator. New carpet.

Bedroom Three

8' 7" max x 7' 6" (2.62m x 2.29m)

Window to front. Built-in cupboard over stairs. Radiator.

Shower Room

Frosted window to rear. Enclosed tiled shower cubicle, low level WC and wash hand basin set into vanity unit with storage below. Further tiled walls and flooring. Wall mounted ladder style chrome towel rail.

Outside

Front Garden

Concrete driveway with parking for 3 vehicles. Access to front door, lobby and storage/garage. Dwarf brick wall with lawn and mature shrubs and plants.

Storage/Garage*

10' 11" x 10' 9" (3.33m x 3.28m)

* Shorter than original due to study/home office. With up and over electric door to front. Doors to lobby and study.

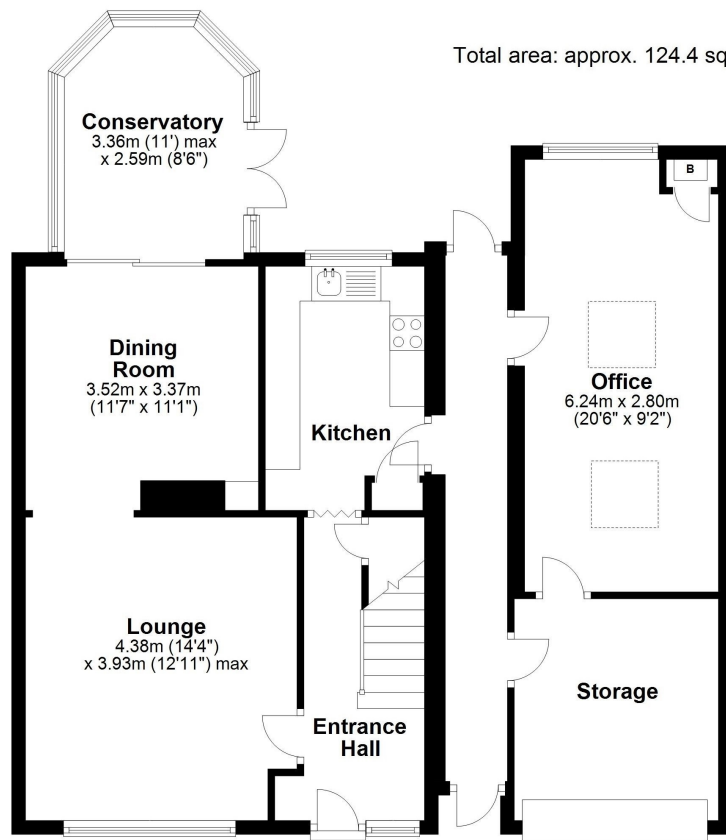
Rear Garden

Small patio area leading to the remainder which has been laid to lawn and enclosed by mature hedging. Two small ponds, wooden shed and gated access to the rear.

Agents Note

Tenure - Freehold
Council Tax Band D

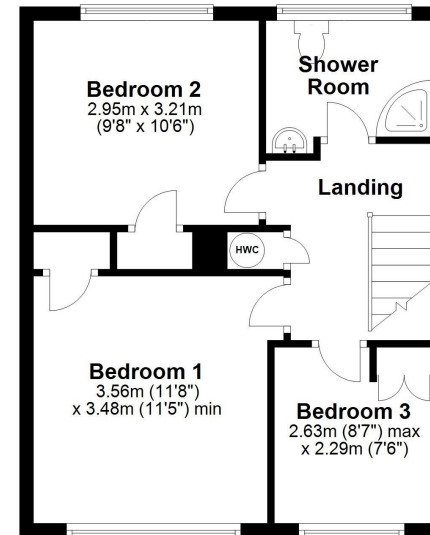




Ground Floor

Approx. 82.4 sq. metres (886.6 sq. feet)

Total area: approx. 124.4 sq. metres (1338.6 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		70
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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