



# 24, Newlands

Letchworth Garden City,  
Hertfordshire, SG6 2JE

£895,000

country  
properties

An impressive four bedroom detached family home that has been extended and fully renovated to a very high standard by the present owners. Internal viewing comes highly recommended to fully appreciate this modern home.

On the ground floor is a spacious entrance hall, utility room, cloakroom and a lounge. At the rear of the house is an amazing open plan kitchen/dining room with central island and a range of Neff appliances. This in turn leads onto a large family space all with engineered Oak flooring and bi-folding doors opening onto the rear garden. Upstairs is a large main bedroom with a modern en-suite shower room, three further good size bedrooms and a luxury four piece family bathroom. The house also benefits from gas to radiator central heating and double glazed windows. In 2023 the driveway was block paved and the rear garden is laid to lawn with a large patio adjacent to the house. At the front of the house is a store for bikes etc.

The property is located in an exceptional sought after location. The town centre and main line train station are within easy walking distance, trains to King's Cross and Cambridge are 30 minutes or less. Also close by are a number of popular schools including Lordship Farm and St Christopher School making the location an excellent choice for families. The Garden City Greenway and Willian Village as well as Letchworth Golf Club, Letchworth Tennis Club and Letchworth Cricket & Hockey Club are also in walking distance.



- Extended and modernised to a high specification throughout.
- The town centre and mainline train station are also within walking distance.
- Freehold
- Offered with no upper chain.
- Located within walking distance of a number of popular schools and local shops.
- Modern fitted kitchen installed in 2021 with a range of integrated Neff appliances.
- Council Tax band E

## Ground Floor

### Entrance Hall

Stairs to the first floor with storage under. Vertical radiator. Engineered herringbone oak flooring. Doors leading to the utility room and lounge. Glazed double doors leading to the kitchen/dining room.

### Utility Room

9' 1" x 8' 1" (2.77m x 2.46m)

Fitted in a range of matching storage cupboards with a square counter top sink and mixer tap. Floor standing gas central heating boiler serving hot water and central heating. Double glazed window to the side.

### Cloakroom

Modern suite comprising a low level wc and a sink unit with vanity cupboard under.

### Lounge

14' 10" x 11' 10" (4.52m x 3.61m)

Double glazed window to the front aspect. Radiator. Tv point.

### Kitchen/Dining Room

26' 5" x 23' 0" (8.05m x 7.01m)

A real feature of this family home is the open plan kitchen/dining room leading onto the family room. The kitchen area is fitted to a very high standard with matching base and eye level units and a contrasting central island with more storage. The kitchen has a range of Neff integrated appliances including an induction hob, oven with a combination microwave and a dishwasher. Twin bowl sink unit and mixer tap. Engineered herringbone Oak flooring through the kitchen, dining area and family room. Vertical radiator. Bi-folding doors opening onto the rear garden.

### Family Room

19' 9" x 11' 11" (6.02m x 3.63m)

Engineered herringbone oak flooring. Large double glazed picture window to the rear and skylight. Two vertical radiators.



## First Floor

### Landing

Double glazed window to the front.  
Access to the boarded and insulated loft space via a foldaway loft ladder.

### Bedroom One

22' 8" x 15' 7" (6.91m x 4.75m)  
A spacious room with a vaulted ceiling and a double glazed window overlooking the rear garden. Radiator. Range of fitted wardrobes.

### En-Suite Shower Room

Modern suite comprising a low level wc, counter top basin and a large walk in shower cubicle with glass screen. Heated towel rail. Velux window to the side aspect.

### Bedroom Two

12' 3" x 11' 11" (3.73m x 3.63m)  
Double glazed window to the front aspect. Radiator.

### Bedroom Three

12' 3" x 11' 3" (3.73m x 3.43m)  
Double glazed window to the front aspect. Radiator.



## Bedroom Four

11' 11" x 7' 2" (3.63m x 2.18m)

Double glazed window to the rear aspect. Radiator.

## Bathroom

A luxury four piece suite comprising a low level wc, counter top sink with vanity unit under, free standing bath with central tap and shower attachment. Large separate shower cubicle with glass screen. Heated towel rail. Wood effect flooring. Double glazed window to the side aspect.

## Outside

### Front Garden

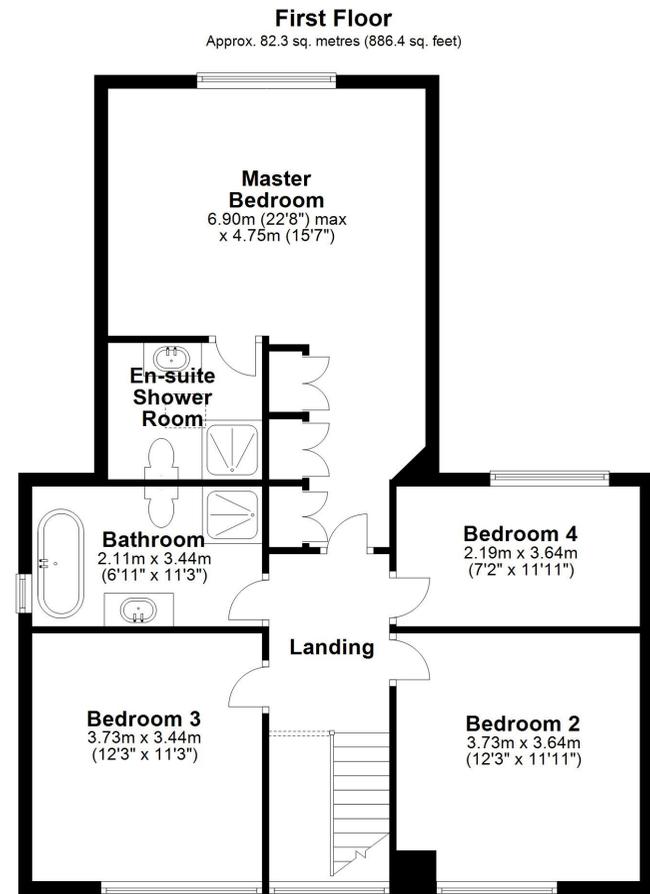
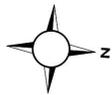
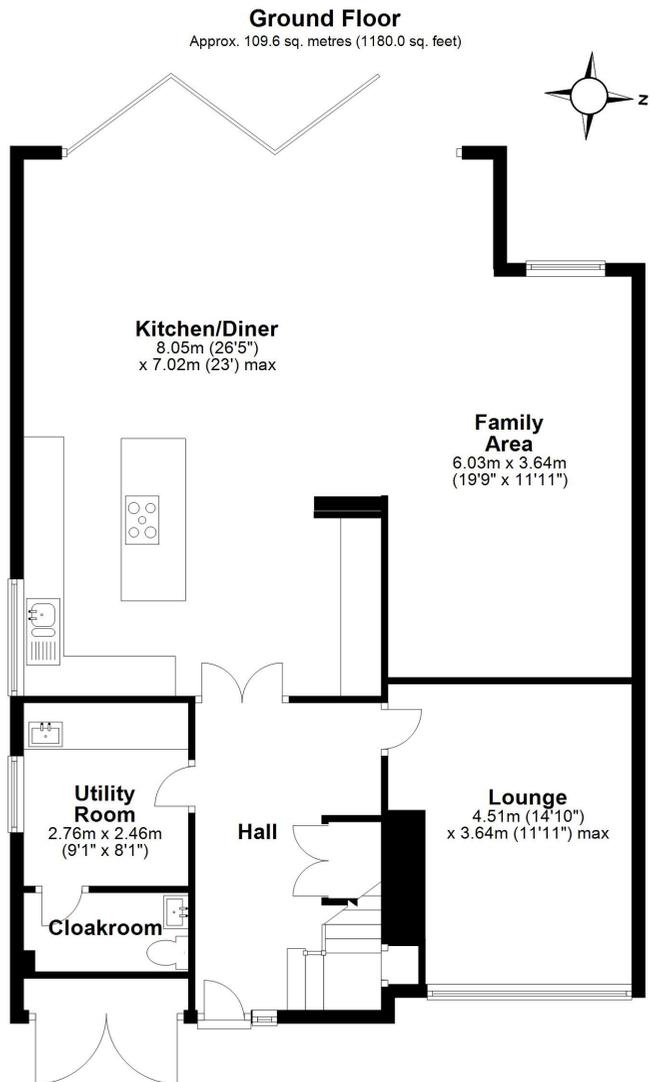
Block paved driveway providing ample parking for 2/3 vehicles. The remainder is laid to lawn. Gated access to the rear garden. Electric point. Storage cupboard for bikes etc.

### Rear Garden

Large patio adjacent to the rear of the house with retaining sleepers and shrub beds. Steps leading up to a large lawned area. At the foot of the garden is a large timber shed. Outside lighting. Gated access to the front.







Total area: approx. 192.0 sq. metres (2066.4 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>	73	81
(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	

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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