



# 35, Meadow Way

Letchworth Garden City,  
Hertfordshire, SG6 3HX

£875,000

country  
properties

An extended Early Garden City four bedroom semi detached family home within easy walking distance of the Town Centre & Main Line Train Station. Internal viewing comes highly recommended to fully appreciate this home.

On the ground floor is a spacious sitting room with parquet flooring and a fantastic fitted kitchen/family room with bi-folding doors overlooking the rear garden. The property also has a ground floor shower room and utility room. Upstairs are four bedrooms and family bathroom. Outside at the front of the property is a gravel driveway providing ample off street parking. The rear garden is laid mainly to lawn with mature shrubs and trees, to one side Pix Brook runs the full length of the garden.

## Ground Floor

Entrance Hall

Sitting Room

22' 4" x 11' 11" (6.81m x 3.63m)

Kitchen/Family Room

26' 7" x 25' 5" (8.10m x 7.75m)

Utility Room

Shower Room

Landing

Bedroom One

11' 0" x 10' 11" (3.35m x 3.33m)

Bedroom Two

12' 6" x 9' 2" (3.81m x 2.79m)

Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m)

Bedroom Four

9' 1" x 8' 10" (2.77m x 2.69m)

Bathroom

Outside

Front Garden

Rear Garden









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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