



110 WILBURY ROAD
LETCHWORTH, SG6 4JQ

Lane &
BENNETTS



110 Wilbury Road
Letchworth Garden City
Hertfordshire
SG6 4JQ

A rare opportunity to purchase this fine 4 bedroomed family home in a wonderful location close to the town, station, sought after schools, the glorious Norton Common, fascinating Standalone farm and open countryside. A modern home, presented to an exceptional standard by our vendors, and offering an outstanding open plan kitchen/diner space, with under floor heating, triple bi-fold doors, peninsula island and an array of fitted units and integral appliances. Another noteworthy aspect is the sizeable 6.4 m sitting room with large windows allowing much natural lights and amazing space for family and friends to relax and enjoy. The entrance hall is wide and welcoming, and has a cloakroom off. Straight stairs open up to a large landing from which can be reached for very decent sized bedrooms and the luxury family bathroom complete with Whirlpool bath and separate shower unit. Externally the house is set well back from the road in a plot approximately 36 by 12 meters overall. The front garden is screened by ornamental shrubs and conifers and the wide driveway offers ample off street parking for at least three cars. There is a double garage with light and power together with sink unit and sockets. To the rear in the cleverly landscaped space, you will find an area of lawn surrounded by herbaceous plants shrubs and specimen planting. A joyful aspect are the 2 decked areas, one immediately outside the bi-fold doors for those alfresco days and nights, the other with a marvelous pergola with inset bench and seating.

The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

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FOUR BEDROOM FAMILY HOME IN SOUGHT AFTER CENTRAL LOCATION



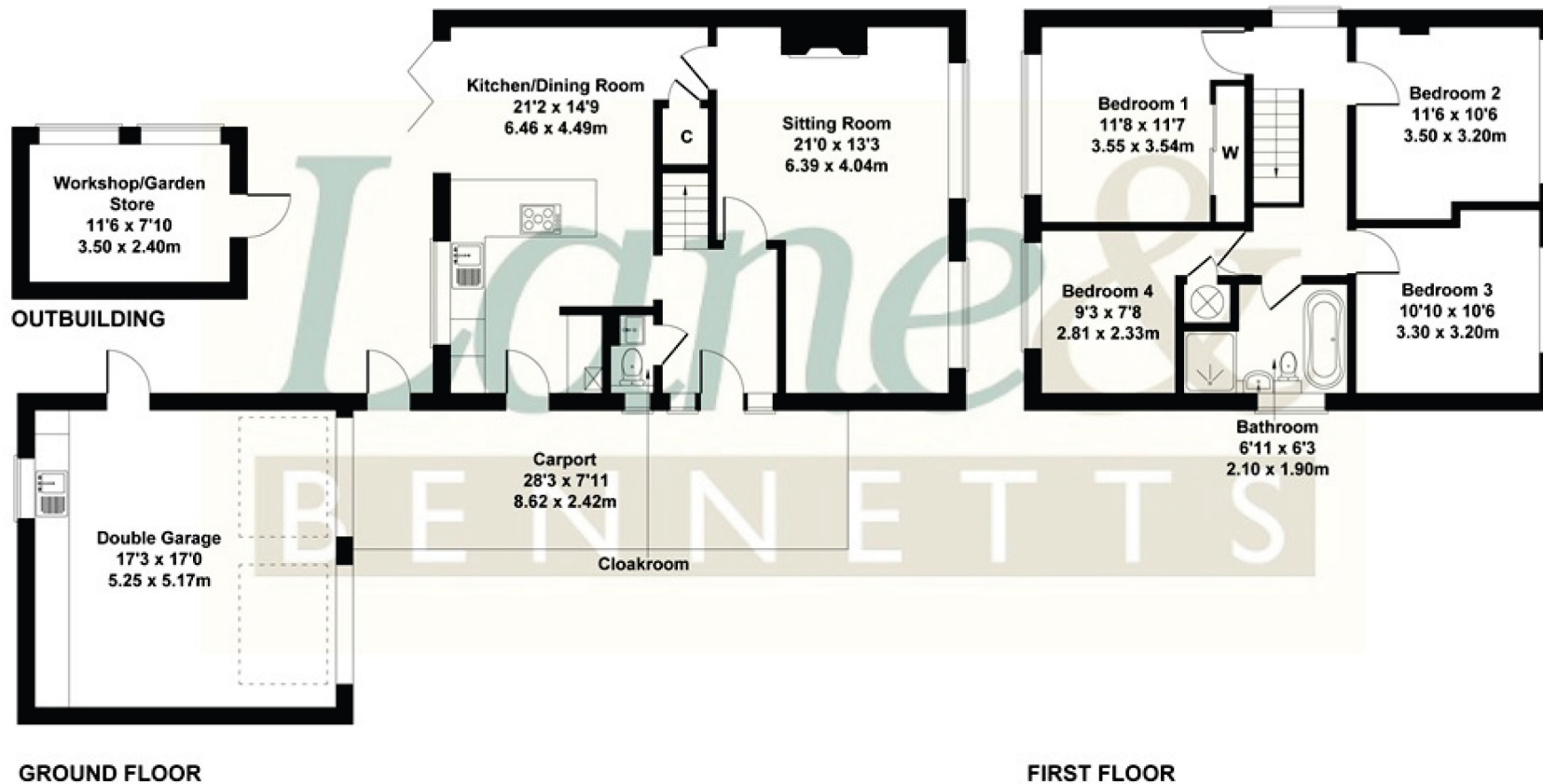
KEY FEATURES

- WELCOMING WIDE ENTRANCE
- LIGHT AND AIRY SITTING ROOM
- STANDOUT OPEN PLAN KITCHEN SPACE
- WELL FITTED FAMILY BATHROOM
- DETACHED DOUBLE GARAGE WITH UTILITY
- LONG FRONT GARDEN
- CLOSE TO TOWN AND STATION
- FREEHOLD | COUNCIL TAX: E | EPC: E



110 Wilbury Road

Approximate Gross Internal Area
1571 sq ft - 146 sq m



Not to Scale. Produced by The Plan Portal 2024
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IMPORTANT NOTICE:
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.