



# 40, Hawthorn Hill

Letchworth Garden City,  
Hertfordshire, SG6 4HG  
£690,000

country  
properties

Backing onto Norton Common this three-bedroom detached property is offered with no chain and vacant possession. Having been owned by the same family for over 40 years the property requires some updating but is a loved family home in a popular quiet residential location. Extended on the ground floor to provide spacious lounge and dining rooms along with a 16ft study. Upstairs contains three double bedrooms along with an ensuite and family bathroom. Gas centrally heated and double glazed. Off road parking for 2 vehicles to the front along with an amazing mature and enclosed garden to rear which accesses Norton Common. Viewing comes highly recommended – contact us today to arrange your appointment.

## Ground Floor

### Entrance Hall

Part glazed wooden door to front with side panels. Dog leg stairs to first floor with good size storage cupboard under. Radiator. Dado rail. Part glazed door to:

### Lounge

8.41m x 4.20m (27' 7" x 13' 9")

Window to side and large picture window to rear overlooking the rear garden. Parquet flooring. Open fireplace with marble surround/hearth and wooden mantle. Radiator. Glazed single door to study (with step down) and further double paned glass doors to:

### Dining Room

5.96m x 3.86m (19' 7" x 12' 8")

Window to side with further patio doors overlooking the rear garden. Parquet flooring to match lounge. Gas fire with back boiler, wooden surround and mantle. Radiator. Archway to:

### Kitchen/Breakfast Room

4.21m x 3.86m max (13' 10" x 12' 8")

Window to front. Tiled floor and splash back areas. Wooden fronted units to base and eye level with contrasting work surfaces including stainless steel sink unit, drainer and mixer and 4 ring gas hob. Under counter electric oven. plumbing for dishwasher and space for fridge freezer. Radiator. Some inset spotlights along with central ceiling light/fan. Part glazed doors to entrance hall and utility area.

### Utility

Upvc double glazed door and window to front. Space and plumbing for washing machine and tumble drier. Tiled floor. Electric fuse board. Part glazed wooden door to rear and further internal door to:

### WC

Low level wc. Small wall mounted wash hand basin. Window to rear.

### Study

4.98m x 2.77m (16' 4" x 9' 1")

Patio doors to rear opening onto patio area. Single row of head height glass bricks to front. Laminate flooring.



## First Floor

### Landing

Window to front. Double storage cupboard. Dado rail and high level wooden shelving. Access to boarded loft via ladder. Doors to:

### Master Bedroom

3.94m x 3.98m into wardrobe (12' 11" x 13' 1")  
Window to rear overlooking garden. Range of built-in wooden fronted wardrobes/storage to one wall. Radiator. Central ceiling light/fan. Door to:

### En-suite Shower Room

Comprising of fully tiled shower cubicle, low level wc and wash hand basin set into vanity unit with storage below. Window to side. Tiled floor and basin splash back. Radiator.

### Bedroom Two

3.60m x 3.99m (11' 10" x 13' 1")  
Window to rear overlooking garden. Radiator.

### Bedroom Three

3.88m x 2.70m (12' 9" x 8' 10")  
Window to side. Radiator. Built-in wardrobe/storage cupboard with ample hanging space.

### Bathroom

Comprising of corner bath, low level wc and wash hand basin set into vanity unit with storage below. Frosted window to front. Tiling to walls. Heated towel rail & radiator. Cupboard housing hot water tank.

## Outside

### Front Garden

Part crazy paved and part concrete driveway offering parking for two vehicles. Enclosed by mature hedging to front.

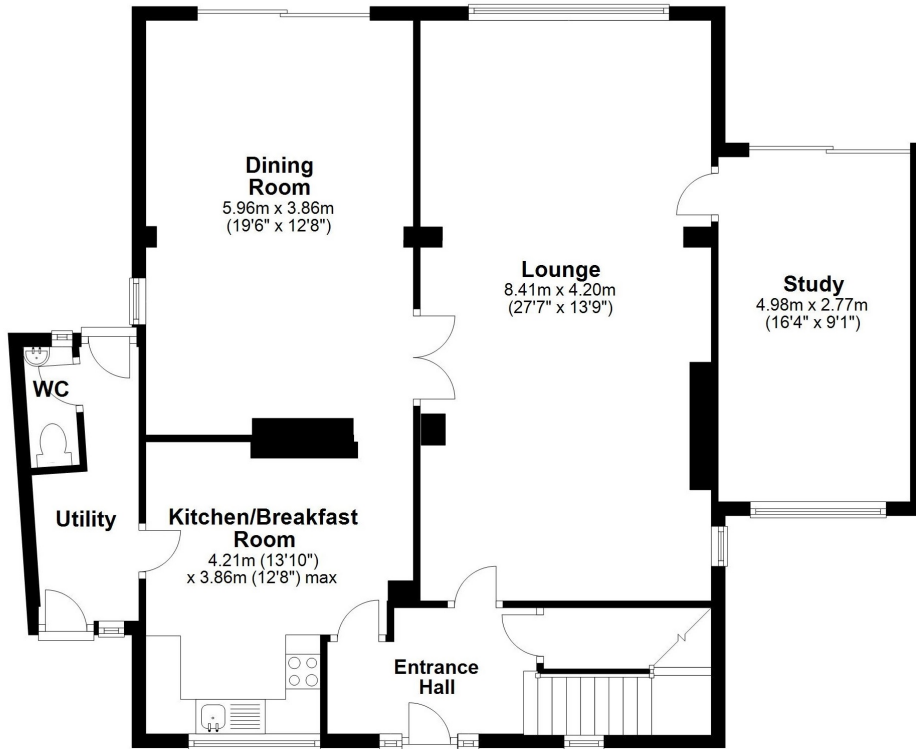
### Rear Garden

A real feature of this property is the mature enclosed rear garden which backs onto Norton Common. To the rear of the house is a crazy paved patio with steps that lead down to the remainder which is laid to lawn and totally enclosed by a variety of mature trees and shrubbery. The garden also includes a number of wooden storage sheds and greenhouses along with secluded older patio area at the end of the garden close to a gated entrance to Norton Common.



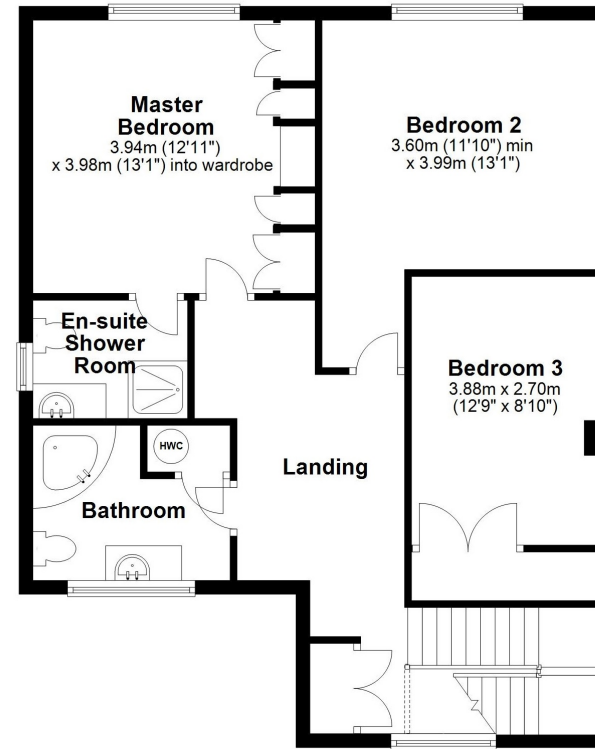
### Ground Floor

Approx. 104.7 sq. metres (1127.4 sq. feet)



### First Floor

Approx. 75.1 sq. metres (808.6 sq. feet)



Total area: approx. 179.9 sq. metres (1936.0 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>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(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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