



6, Schoolfields

Letchworth Garden City,
Hertfordshire, SG6 2TZ
£595,000

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properties

Impressive 4 bedroom detached home with conservatory backing onto sports fields. Internal viewing comes highly recommended, no upper chain. On the ground floor is a spacious hallway with a cloakroom and door to the garage. At the front of the house is a dining room, the lounge and conservatory overlook the rear garden. The kitchen has been re-fitted to a high standard and includes an integrated double oven & hob. On the first floor the main bedroom has a modern en-suite shower, along with 3 further bedrooms and bathroom. The property benefits from gas central heating & double glazed windows. The rear garden is totally private and enclosed, to the front is parking for 2 vehicles and a single garage.

Ground Floor

Entrance Hall

Stairs to the first floor with storage cupboard under. Radiator, Laminate floor.

Cloakroom

Comprising a low level wc and a wash basin. Radiator. Tiled floor. Extractor fan.

Dining Room

14' 0" x 8' 7" (4.27m x 2.62m)
Double glazed bay window to the front aspect. Radiator.

Lounge

15' 1" x 11' 10" (4.60m x 3.61m)
Feature fireplace with attractive surround. Two radiators. Open plan through to the conservatory.

Conservatory

12' 7" x 8' 7" (3.84m x 2.62m)
Brick based with double glazed windows and doors overlooking the rear garden. Tiled floor. Radiator.

Kitchen

15' 5" x 5' 6" (4.70m x 1.68m)
Fitted in a range of high gloss base and eye level units providing ample storage space. Contrasting work surfaces and breakfast bar. Glazed display units. Under counter display lighting. Integrated double oven and hob. Single sink unit. Double glazed door and window leading to the rear garden.

First Floor

Landing

Access to the loft space. Airing cupboard.

Bedroom One

15' 0" x 10' 5" (4.57m x 3.17m)
Three double glazed windows to the front aspect. Full length mirrored wardrobe. Radiator.

En-Suite

Refitted suite with a low level wc, wash basin with cupboard under and a large walk in shower cubicle with glass screen. Ceramic tiling. Heated towel rail. Double glazed window to the front aspect.



Bedroom Two

11' 6" x 8' 5" (3.51m x 2.57m)

Double glazed window to the rear aspect.

Double wardrobe. Radiator.

Bedroom Three

9' 9" x 8' 6" (2.97m x 2.59m)

Double glazed window to the rear aspect.

Double wardrobe. Radiator.

Bedroom Four

9' 9" x 6' 8" (2.97m x 2.03m)

Double glazed window to the rear aspect.

Radiator.

Bathroom

Three piece suite comprising a low level wc, wash basin and panelled bath. Ceramic tiling.

Radiator. Shaver point. Double glazed window to the side.

Outside

Front Garden

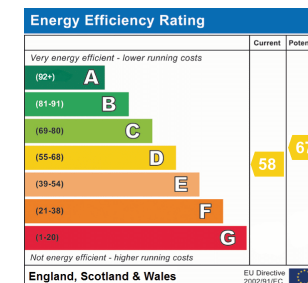
Block paved driveway for two vehicles.

Numerous shrubs. Gated access to the rear garden.

Rear Garden

A lovely private rear garden backing directly onto local sports fields. Patio area adjacent to the house leading to a shaped lawn and well stocked borders. Ornamental pond. Outside water tap.





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Viewing by appointment only

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