



# 345, Norton Way South

Letchworth Garden City,  
Hertfordshire, SG6 1SZ

£760,000

country  
properties

An Early Garden City four bedroom semi detached family home located within easy walking distance of the Town Centre & Main Line train station with links to Cambridge, London and beyond. On the ground floor is a spacious entrance hall with galleried landing, lounge and a separate dining room leading to the study area. The kitchen has an integrated double oven and hob. Also on the ground floor is a shower room and bedroom four. Upstairs are three good size bedrooms and another shower room. The attic has power and light and a double glazed window to the rear. At the front of the house is parking for at least two vehicles and the rear garden is approx 110ft in length.

- Leasehold - 945 years remaining, Peppercorn Ground Rent.
- Fitted kitchen with integrated double oven and hob.
- Three first floor bedrooms.
- Off road parking for a couple of vehicles.
- Double glazed windows throughout.
- Spacious lounge, dining room and study area.
- Ground floor bedroom four and separate shower room.
- Approx 110ft West facing rear garden.
- Walking distance of a number of popular schools.
- Council Tax Band F



## Ground Floor

### Entrance Hall

A spacious galleried hallway with stairs to the first floor. Cupboard under. Double glazed windows to the front aspect. Covered radiator.

### Lounge

17' 11" x 11' 8" (5.46m x 3.56m)

Double glazed Bay window to the front aspect & double glazed window to the side. Feature coal effect gas fireplace with attractive surround. Radiator.

### Dining Room

15' 8" x 11' 11" (4.78m x 3.63m)

Cast iron fireplace. Radiator. Open plan through to the Study Area.

### Study Area

10' 2" x 7' 1" (3.10m x 2.16m)

Double glazed French doors overlooking the rear garden.

### Kitchen

12' 3" x 11' 11" (3.73m x 3.63m)

Fitted in a range of matching base and eye level units with matching corner pantry cupboard. Single drainer twin bowl sink unit. Integrated double oven and hob. Plumbing for a washing machine and a dishwasher. Space for a fridge/freezer. Double glazed window to the side. Tiled floor. Floor standing gas central heating boiler.

### Inner Hallway

Double glazed door leading to the rear garden.

### Bedroom Four

10' 3" x 9' 2" (3.12m x 2.79m)

Double glazed window to the rear aspect. Radiator.

### Shower Room

Comprising a low level wc, was basin and a shower cubicle. Ceramic tiling. Double glazed window to the side aspect.

## First Floor

### Galleried Landing

Overlooking the entrance hall. Access to the loft room.

### Bedroom One

13' 3" x 12' 0" (4.04m x 3.66m)

Double glazed window to the front aspect. Cast iron fireplace. Radiator.

### Bedroom Two

12' 3" x 12' 0" (3.73m x 3.66m)

Double glazed window to the rear aspect. Radiator.

### Bedroom Three

15' 0" x 6' 7" (4.57m x 2.01m)

Double glazed window to the rear aspect. Radiator. Fitted wardrobe.



## Shower Room

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

## Loft Space

12' 1" x 11' 6" (3.68m x 3.51m)

Boarded attic room with power and light. Double glazed window to the rear aspect.

## Outside

### Front Garden

Block paved pathway for a few vehicles. Gated access to the rear garden. Shrub and hedge borders.

### Rear Garden

Approx. 110ft West facing rear rear garden with a large patio at the rear of the property. The remainder is pretty much laid to lawn with hedge borders and various trees. At the far end of the garden is a timber shed and greenhouse.

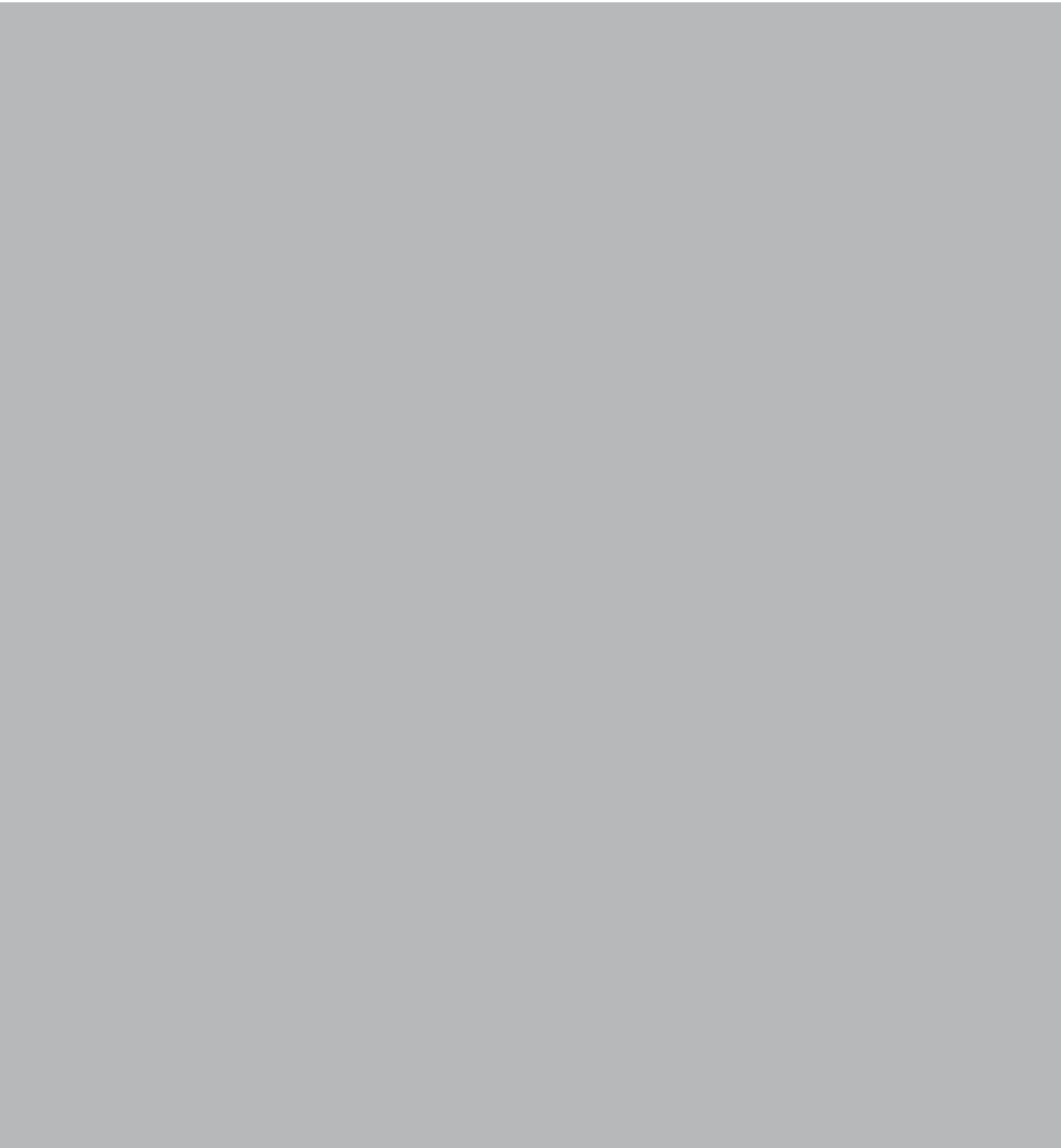
### Agents Note

Leasehold.

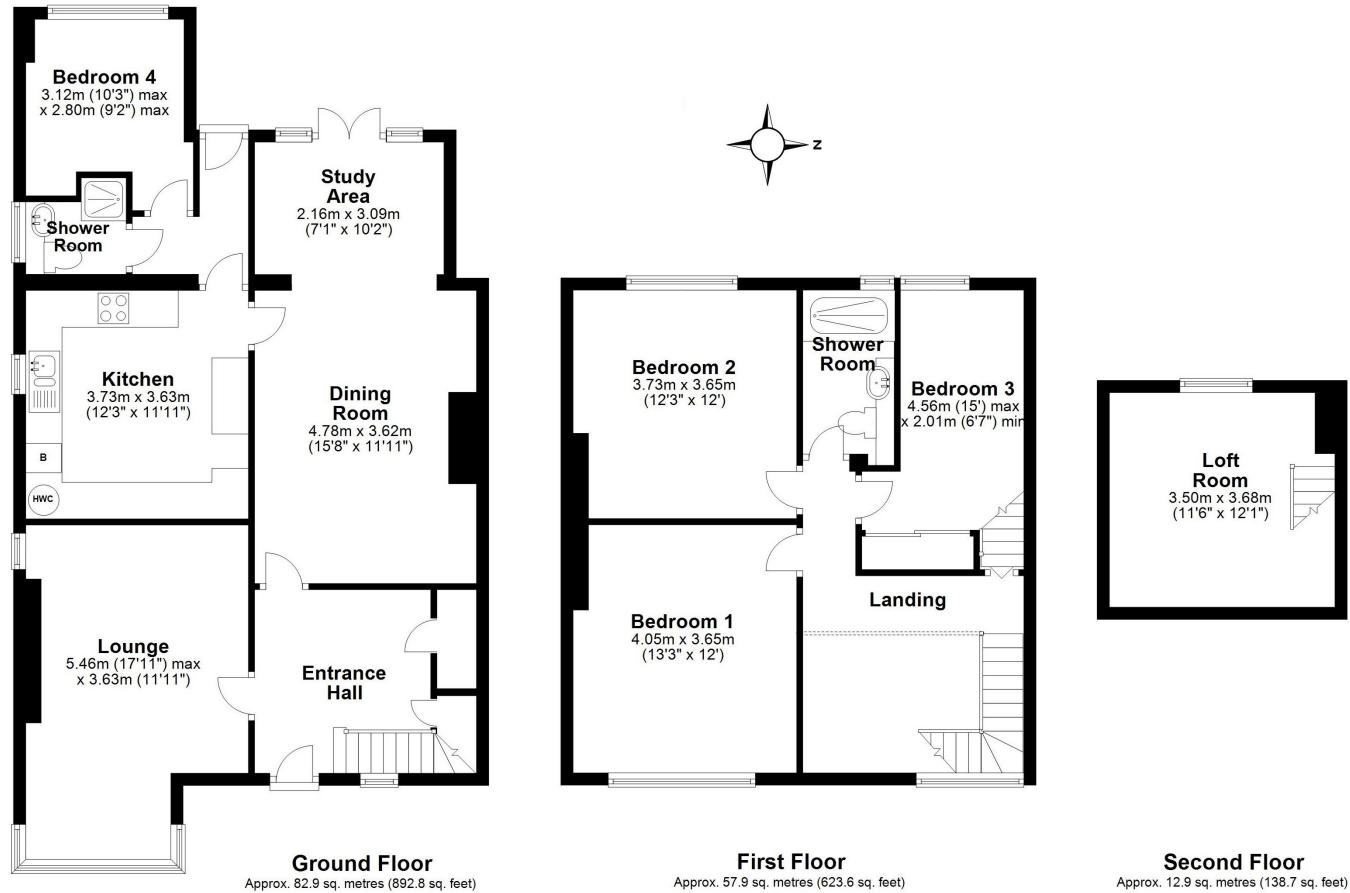
999 year lease from September 1970 with 945 years remaining.

Peppercorn Ground Rent.

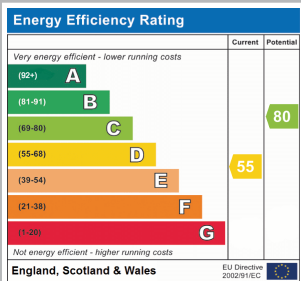








Total area: approx. 153.8 sq. metres (1655.1 sq. feet)



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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