



**18 Norton Road, Letchworth Garden City, Hertfordshire, SG6 1AB**

Offers in excess of £774,000

Lane & Bennetts are delighted to present this fabulous, fully refurbished, five double bedroom family home, potentially available CHAIN FREE, positioned within walking distance of the town, station, highly regarded school and the beautiful 100 acre Norton Common nature reserve and historic woodland. Nearby is the 13 mile Greenway countryside route, perfect for walking the dog, running or cycling!

Substantially extended, the property would suit a larger or extended family, or someone searching for independent work from home areas. The flexible flowing ground floor accommodation could be further enhanced by a conversion of the integral garage, whilst the first floor benefits from three en suite bathroom plus a further family bathroom. More space, should you require it could be found in the large loft areas.

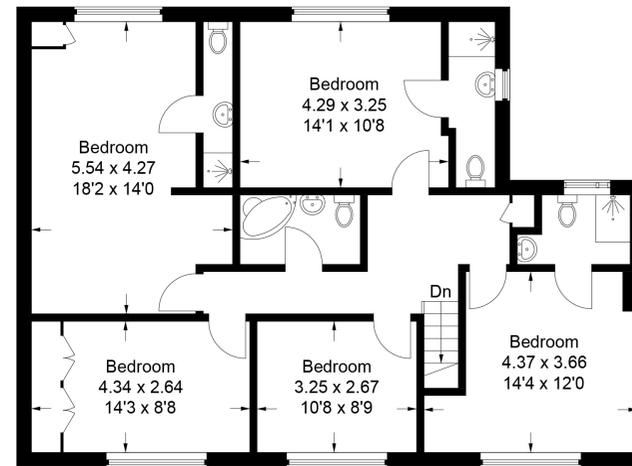
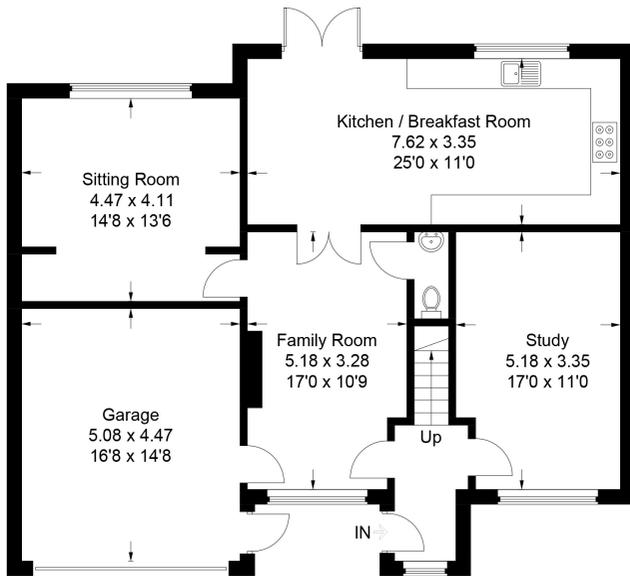
Briefly the property provides an entrance hall, family room, sitting room & lounge, a 25ft open plan kitchen diner, cloakroom, main bed with en suite, guest bedroom with en suite, third bedroom with en suite, two further bedrooms and a family bathroom.

The sizable rear garden is fully enclosed and has a great Al Fresco patio area for entertaining, an expanse of lawn, with specimen planting and herbaceous borders. The property is screened by mature trees to the rear. There is a large wooden outbuilding that could be upgraded to a fantastic garden office. There is side access to the front. The extra wide integral garage is complimented by a three/four car drive.



- FABULOUS FIVE DOUBLE BED FAMILY HOME
- POTENTIALLY CHAIN FREE PURCHASE
- EXTENDED SPACIOUS & REFURBISHED PROPERTY
- LARGE PLOT WITH AMPLE OFF ROAD PARKING
- THREE SIZABLE RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINER WITH FRENCH DOORS TO DELIGHTFUL PATIO SPACE
- WALKING DISTANCE TO TOWN, SCHOOLS & STATION
- THREE EN-SUITES AND FAMILY BATHROOM
- GARDEN OFFICE SPACE
- MINUTES FROM 100 ACRE COMMON, LIDO AND AMENITIES

Approximate Gross Internal Area  
 Ground Floor = 111.2 sq m / 1,197 sq ft  
 First Floor = 96.9 sq m / 1,043 sq ft  
 Total = 208.1 sq m / 2,240 sq ft  
 (Including Garage)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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