



34 MEADOW WAY,
LETCHWORTH, SG6 3JB





34 Meadow Way
Letchworth Garden City
Hertfordshire
SG6 3JB

Lane & Bennetts are offering this unique opportunity to purchase a detached property on a super plot. The characterful, covered porch leads into the welcoming and spacious entrance hall with wooden latched doors to all rooms and stairs to the first floor. The ground floor comprises of the main bedroom with built-in storage and wash hand basin facility and a cosy snug/study or bedroom four. There is a useful four piece bathroom serving the ground floor. To the rear of the property and overlooking the private garden is the large lounge with patio doors leading to the brick and glazed sun room and also a kitchen/diner with gas hob and cooker, sink and fridge. There is a door to the integral double-length garage/workshop, with full doors opening to the front and door to rear garden. This space is complete with a sink, plumbing, a heavy-duty wooden workbench and a loft for storage with ladder housing the boiler which serves the gas central heating system. To the first floor there is a clever study area making use of the large landing. Two rooms have been created in the loft space, both with velux windows with ample storage built into the eaves. Additionally there is a three piece bathroom suite. To the rear of the property there is a large, brick patio area, a covered pergola seating area and a useful outbuilding with power and electricity, bi-fold door and innovative sedum roof. The garden is landscaped to include paved walkways amongst the ornamental pond and mature shrubs and specimen planting.

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Lane &
BENNETTS

AN INCREDIBLE OPPORTUNITY TO OWN A DETACHED PROPERTY, WITH A SOUTH FACING GARDEN JUST MINUTES FROM THE TOWN & STATION



KEY FEATURES

- THREE / FOUR BEDROOM PROPERTY
- BATHROOMS TO GROUND & FIRST FLOOR
- LARGE LOUNGE WITH SUN ROOM
- KITCHEN / DINER WITH GAS COOKER / HOB
- MATURE SOUTH FACING GARDEN
- GARDEN ROOM WITH BI-FOLD DOOR
- LARGE TANDEM GARAGE / WORKROOM
- FREEHOLD | COUNCIL TAX BAND: E | EPC: F

Approximate Gross Internal Area
Ground Floor = 131.9 sq m / 1,420 sq ft
First Floor = 36.2 sq m / 390 sq ft
External Store = 9.5 sq m / 102 sq ft
Total = 177.6 sq m / 1,912 sq ft
(Including Garage / Excluding Loft Space)

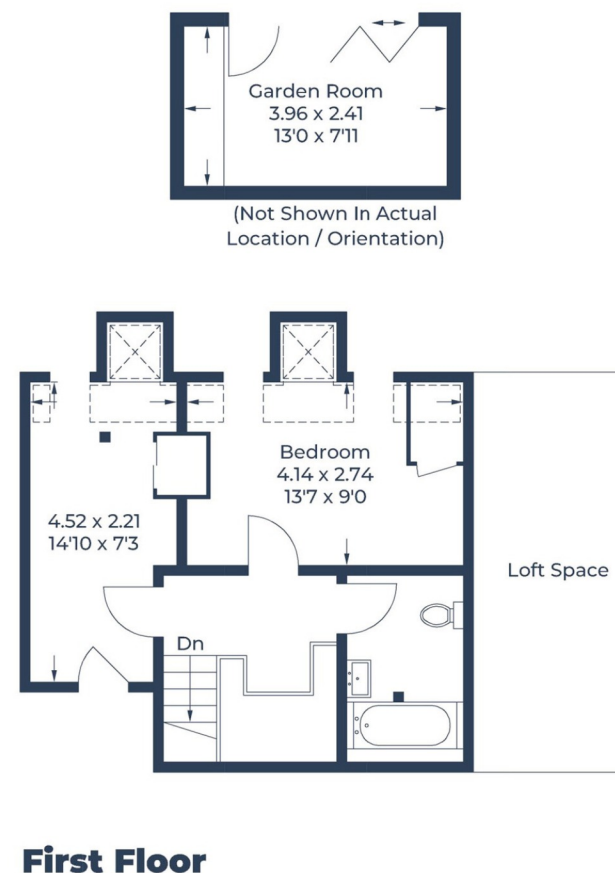
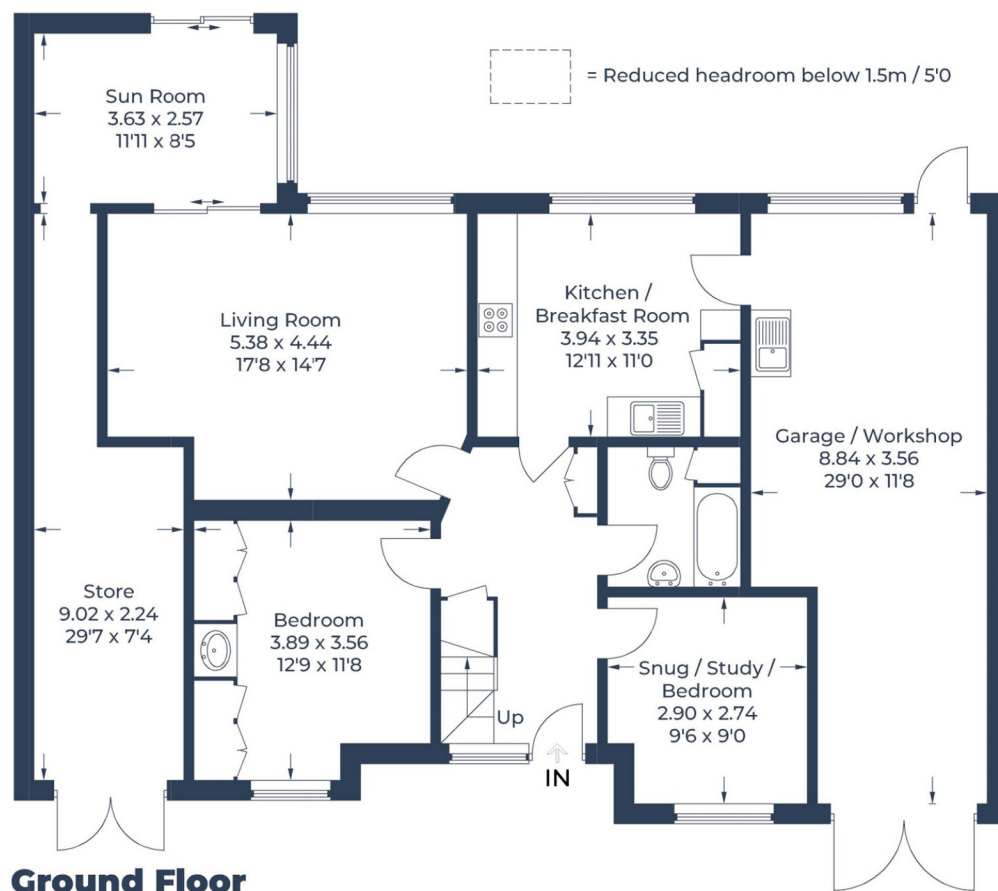


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