



389 Western Way, Letchworth Garden City, Herts, SG6 4SS

£365,000

Lane & Bennetts are pleased to present this surprisingly spacious three bedroom family home, overlooking countryside yet around a mile from the town and station. Extended to the front and with a huge family room/conservatory there's certainly more than meets the eye!

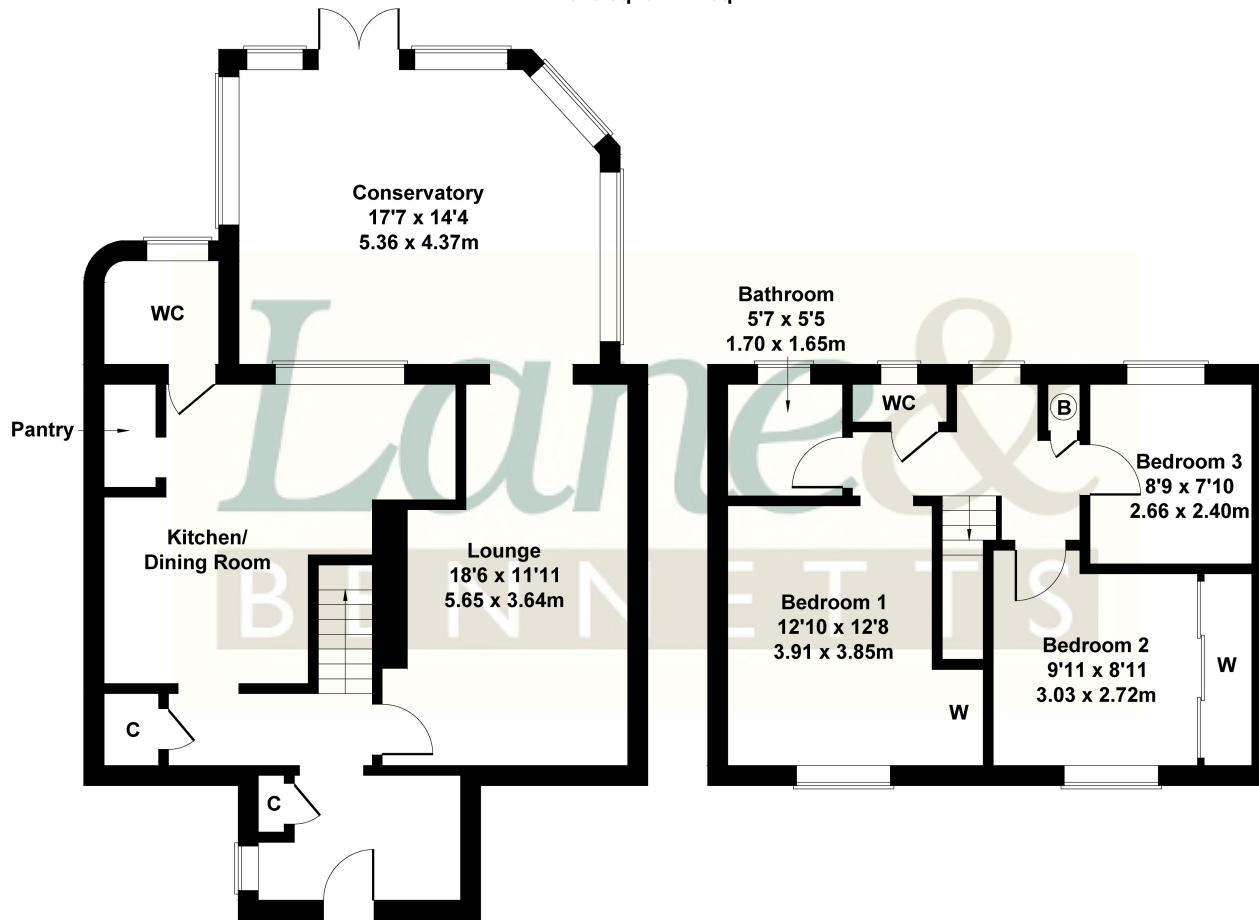
A wide entrance porch and hall with ample storage welcomes you into the property, to your right a light & airy dual aspect lounge, while to the left sits the L shaped well fitted kitchen diner with charming pantry. there's a useful ground floor cloakroom too. The family space is an impressive 5.3m by 4.3m, part brick, part glazed with an atrium roof, lighting and ample sockets, and opens up onto a pleasant decked area with sunken table and sizable gazebo with seating, and an excellent Kid's playhouse! The West facing garden is a great size, and offer a shed with power, light and network cabling.





## 389 Western Way

Approximate Gross Internal Area  
1313 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2024  
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- SPACIOUS THREE BED FAMILY HOME IN POPULAR AREA
- EXTENDED TO FRONT
- LARGE CONSERVATORY / FAMILY ROOM TO REAR ASPECT
- WELL FITTED OPEN PLAN KITCHEN DINER
- LIGHT & AIRY LOUNGE
- SIZABLE WEST FACING GARDEN WITH GREAT GAZEBO & DECKING
- FAMILY BATHROOM | TWO WC'S
- OFF ROAD PARKING FOR 2 CARS
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- AROUND A MILE FROM TOWN & STATION
- Tenure: FREEHOLD | Council Tax Band: C | EPC: C

