



44 REDHOODS WAY EAST
LETCHWORTH, SG6 4DF

Lane &
BENNETTS



44 Redhoods Way East
Letchworth Garden City
Hertfordshire
SG6 4DF

Lane & Bennetts are delighted to bring to the market this 1937 built three bedroom, semi detached family home on Redhoods Way East, only seven minutes walk from Letchworth Garden City town centre and train station. This property has an entrance hall with ground floor cloakroom, a fine bay fronted lounge with feature wood burner and fireplace, a stunning re-model of an open plan kitchen diner, which takes in views from the generous landscaped gardens leading on to delightful allotments. The 1 & 1/2 length garage, offers extra storage or potential conversion for gym or studio (STP). The long West facing rear garden boasts a beautiful ivory stepped terrace under a lit pergola with level access to your kitchen diner. A noteworthy aspect of the garden is the well designed garden office, with light, power and internet. There's an expanse of lawn and mature trees, vegetable troughs and planting and private allotment area. To the front there are two off-road parking spaces leading to the garage, an electric car charger point and a small lawned area with hedging. Tenure: FREEHOLD | Council Tax Band: D | EPC: D

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**Lane &
BENNETTS**

A STUNNING TRANSFORMATION OF THIS 1930s SEMI DETACHED HOME
JUST SEVEN MINUTES WALK TO TOWN & STATION



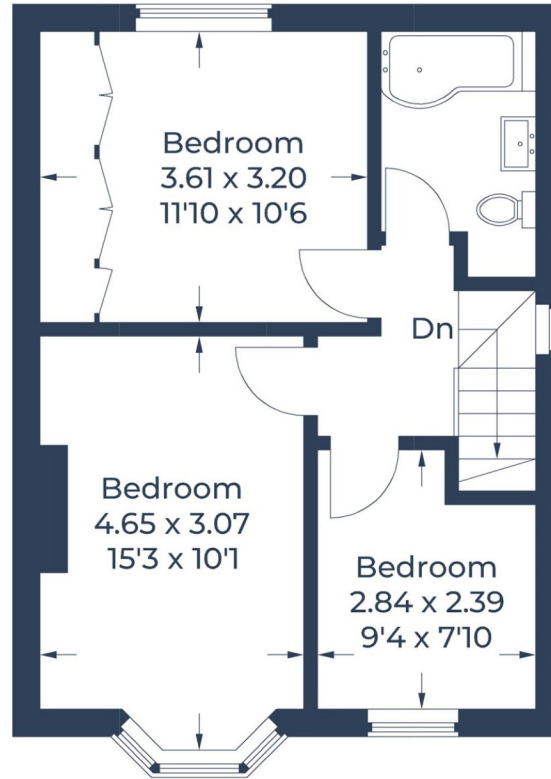
KEY FEATURES

- *THREE BEDROOMS*
- *MODERN KITCHEN / DINER*
- *BAY FRONTED LOUNGE WITH LOG BURNER*
- *RE-MODELLED WC & FAMILY BATHROOM*
- *BEAUTIFULLY LANDSCAPED GARDEN*
- *STYLISH GARDEN OFFICE*
- *TRANQUIL VIEWS OVER ALLOTMENTS*
- *GARAGE, PARKING & EV CHARGING*

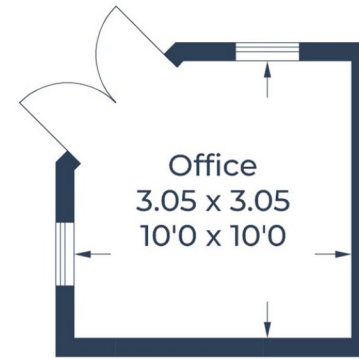
Approximate Gross Internal Area
 Ground Floor = 41.5 sq m / 447 sq ft
 First Floor = 41.2 sq m / 443 sq ft
 Office = 8.6 sq m / 92 sq ft
 Total = 91.3 sq m / 982 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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