



## Stoneley, Letchworth Garden City, Hertfordshire, SG6 4QZ

£325,000

This striking Semi-detached freehold property is available CHAIN FREE, offering two good sized double bedrooms, dual aspect lounge with feature fireplace, a well fitted kitchen/ dining space opening into the 4.8m conservatory, a clever utility cupboard and a ground floor bathroom (currently a wet room style).

Whilst some modernisation is needed, it does benefit from double glazing and central heating, and the potential for further extension to the rear and loft conversion (subject to planning). The exterior is impressive with front & side gardens, long driveway and garage to the front aspect, and an East Facing private rear garden with shed, summer house and new fencing.

- TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- POPULAR LOCATION CLOSE TO COUNTRYSIDE
- FREEHOLD | CHAIN FREE
- DUAL ASPECT LOUNGE | FITTED KITCHEN/DINING ROOM
- UTILITY CUPBOARD | SIZABLE GROUND FLOOR BATHROOM |
- LARGE CONSERVATORY
- GARAGE & LONG DRIVEWAY
- FRONT, REAR & SIDE GARDENS
- SCOPE FOR FURTHER EXTENSION/ LOFT COVERION STP
- CLOSE TO SCHOOLS AND LOCAL AMENITIES | 1 MILE TO TOWN/STATION
- EPC BAND D | COUNCIL TAX C | FREEHOLD

It is situated in a popular location, close to schools, local shops and facilities. The town centre and station are just over a mile, approx. 22 minute walk.

Letchworth Garden City was conceived in the early 1900's by Ebenezer Howard as the world's first Garden City. It was designed to combine energetic town life with the beauty of the countryside. The town offers a variety of High Street stores, independent shops, restaurants and public houses together with a wide range of attractions including museums, art galleries, a three screen cinema, swimming pool and leisure facilities, parks and gardens and green open spaces, yet only 29 minutes from Kings Cross & Moorgate, whilst the A1(M) is a few minutes drive, and London Luton Airport 25 minutes away.