



# 120, Common View

Letchworth Garden City,  
Hertfordshire, SG6 1DQ

£385,000

country  
properties

Extended 3 bedroom Early Garden City character cottage with fireplaces, wooden doors and some stripped flooring. Internal viewing comes highly recommended to appreciate this spacious property. On the ground floor is a spacious open plan living/dining area, a re-fitted kitchen with integrated double oven & induction hob. A new modern bathroom suite and a small conservatory leading to the rear garden. On the first floor are 3 very good size bedrooms. The rear garden is approx' 120 foot in length. Whilst the house is Freehold the majority of the garden is on a Lease with the Letchworth Garden City Heritage Foundation and has 102 years remaining.

## Ground Floor

### Entrance

Hard wood front door leading to the Dining Room.

### Dining Room

12' 7" x 11' 2" (3.84m x 3.40m)

Double glazed window to the front aspect. Stripped floorboards. Wood burning stove. Door to the kitchen and a door leading to the downstairs bathroom. Open plan through to the Living Room. Radiator.

### Kitchen

9' 7" x 9' 0" (2.92m x 2.74m)

Refitted by the present owners to provide matching base and eye level units with ample storage space. Integrated double oven and induction hob with extractor over. Integrated slimline dishwasher. Single sink unit with mixer tap over. Space for a tall fridge/freezer. Concealed gas central heating boiler. Double glazed window to the front aspect. Stripped floorboards.

### Ground Floor Bathroom

8' 3" x 6' 0" (2.51m x 1.83m)

A modern white suite with a low level wc, wash basin with drawers under and a panelled bath with shower and glass screen. Tiled walls. Heated towel rail. Tiled floor. Double glazed window to the rear aspect.

### Living Room

15' 3" x 14' 3" (4.65m x 4.34m) max

A large L shaped room with stairs leading to the first floor. Double glazed window overlooking the rear garden and double glazed French style doors leading to a small conservatory. Two radiators. TV point. Built in cupboard.

### Conservatory

A small conservatory with double glazed windows and doors overlooking the rear garden.

## First Floor

### Landing

Doors leading to all three bedrooms.



### Bedroom One

13' 5" x 11' 4" (4.09m x 3.45m)

A spacious double room with a double glazed window to the front aspect. Feature cast iron fireplace. Radiator.

### Bedroom Two

9' 0" x 8' 2" (2.74m x 2.49m)

Double glazed window to the front aspect. Radiator.

### Bedroom Three

9' 0" x 7' 1" (2.74m x 2.16m)

Double glazed window to the rear aspect. Radiator.

### Outside

#### Front Garden

Retaining picket fence and pathway to the front door. Shingled area.

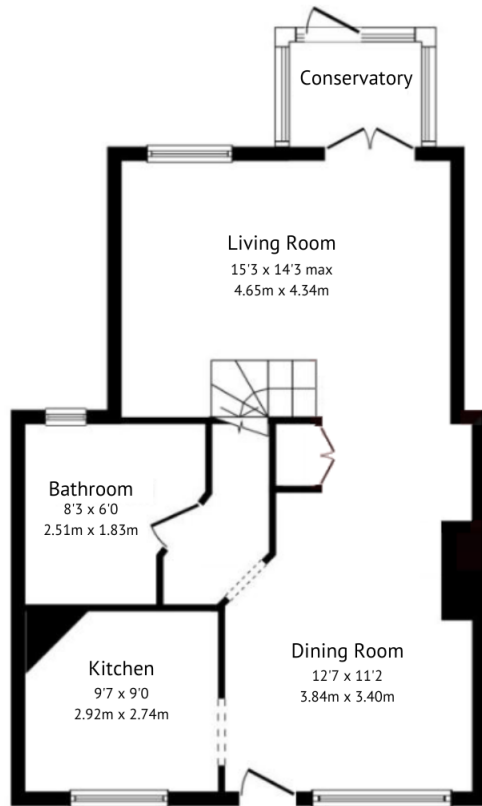
### Rear Garden

Adjacent to the rear of the house is a patio area which overlooks the garden. There is gated right of way for the owner 120 Common View to have access to the rear garden without going through the house. The second part of the garden is laid to lawn with numerous shrubs and flowers and various fruit trees. Retaining wooden fencing.

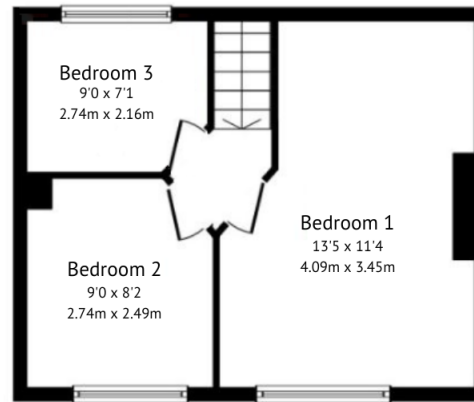
Please Note: Although the house and patio are freehold the second part of the garden is leased from the Letchworth Garden City Heritage Foundation and has approx 107 years remaining on the lease - the ground rent is £50 per year.

NHDC council tax band: B





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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