



## Wilbury Road, Letchworth Garden City, Hertfordshire, SG6 4JA

£770,000

Lane & Bennetts are delighted to bring to market this substantial four/five bedroom family home offered 'Chain Free'. Designed by Parker & Unwin and built in 1906 this family home offers character and charm alongside modern, spacious family living. It is well positioned, directly opposite picturesque Norton Common and less than 15 minutes walking distance of the train station, the town centre and two highly regarded schools. The house has been extended to include an elegant, bespoke kitchen with central Island and raised dining area, plus a dual aspect sitting room with exposed beams and a wood burning stove. There is a cloak room and utility room while the first floor offers four bedroom, a family bathroom and a landing with a large recess that could easily be rep-purposed to a further bedroom, games room or home office. The owners have decorated the property to a high standard and the house includes many original features.

- CHARACTER PROPERTY ON THE EDGE OF NORTON COMMON
- CLOSE TO TOWN & RAILWAY STATION
- SUPERBLY & SYMPATHECTICALLY DESIGNED AND PRESENTED THROUGHOUT
- OFF ROAD PARKING FOR UP TO 4 VEHICLES
- UTILITY & DOWNSTAIRS CLOAKROOM
- FOUR BED FAMILY HOME
- BESPOKE FITTED KITCHEN WITH ISLAND
- CHAIN FREE PURCHASE | FREEHOLD PROPERTY
- DUAL ASPECT LIVING ROOM WITH WOODBURNING STOVE
- COUNCIL TAX BAND E | EPC BAND D
- CHARMING READING ROOM TO FRONT
- LARGE LANDING RECESS SUITABLE TO CONVERT TO HOME OFFICE OR SMALL BEDROOM STP
- RAISED DINING AREA WITH DOOR TO REAR PATIO



garden shed.

Local amenities include the famous Letchworth Lido, free tennis courts, play areas, shops and a post office. Letchworth Garden City was designed to combine the convenience of town life with the beauty of the countryside. The town offers a variety of high street stores, independent shops, restaurants and public houses. Its attractions include an art deco cinema/theatre, swimming pool and leisure facilities, parks and gardens. Letchworth station is only 29 minutes on the direct train from Kings Cross & Moorgate and 25 minutes from Cambridge, whilst the A1 (M) is a few minutes' drive, and London Luton Airport just 25 minutes away.