



31 HALL MEAD,
LETCHWORTH, SG6 4BS

Lane &
BENNETTS



31 Hall Mead
Letchworth Garden City
Hertfordshire
SG6 4BS

Lane & Bennetts are proud to bring to the market this three bedroom mid terraced, well-proportioned family home in the popular Wilbury area. The front of the house is extremely private with a hedged, courtyard area to the front. The entrance hall has plenty of space for shoes and cloaks as well as a useful under stairs storage cupboard with light. There is a light and airy, dual aspect lounge / diner, perfect for cosy evenings as well as for entertaining. The kitchen has an integrated gas hob and electric oven, as well as space and plumbing for a slimline dishwasher, washer/drier and under the counter fridge and freezer. The landing houses the hatch to loft and doors to all rooms. Bedroom One is a large double with views over the idyllic garden. Bedroom Two has space for a double bed and wardrobe and Bedroom Three currently operates as an office and occasional guest room. The bathroom is fully tiled, with low level WC, wash hand basin, panelled bath with shower over. This home boasts a 66FT, characterful garden with delightful patio area and both brick built shed and large summer house, with power and lighting, at the end of the garden. The property is beautifully presented and offers a new buyer a perfect first time purchase, upgrade from an apartment or is an ideal investment. Letchworth train station and town are less than a mile away from this home and it is in the catchment of 'Good' Ofsted rated schools. The property benefits from being on the doorstep of the Letchworth Greenway and Hitchin Lavender fields.

The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

**Lane &
BENNETTS**

A FABULOUS HOME, PERFECT FOR A FIRST TIME BUYER, DOWNSIZER OR INVESTOR...



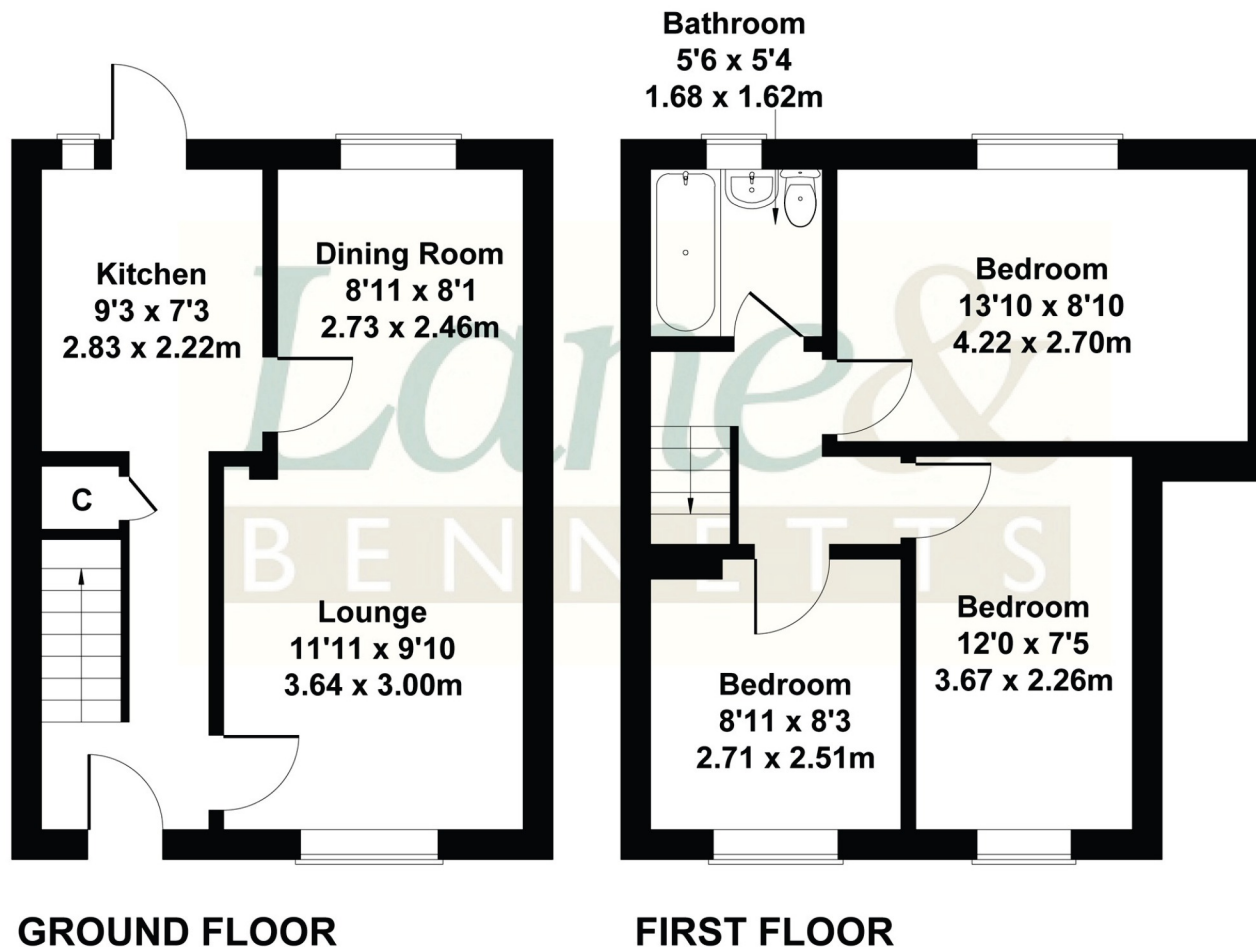
KEY FEATURES

- THREE BEDROOMS
- CHARACTERFUL LOUNGE / DINER
- FITTED KITCHEN
- UPSTAIRS BATHROOM
- LOVELY GARDEN & LARGE SUMMERHOUSE
- LESS THAN A MILE TO STATION & TOWN
- Tenure: Leasehold 963 years remaining / Council Tax Band: C | EPC: D



31 Hall Mead

Approximate Gross Internal Area
721 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2025
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THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchases should check the accuracy of the measurements themselves.