



22 Westholm, Letchworth Garden City, Letchworth Garden City, Hertfordshire, SG6 4JB

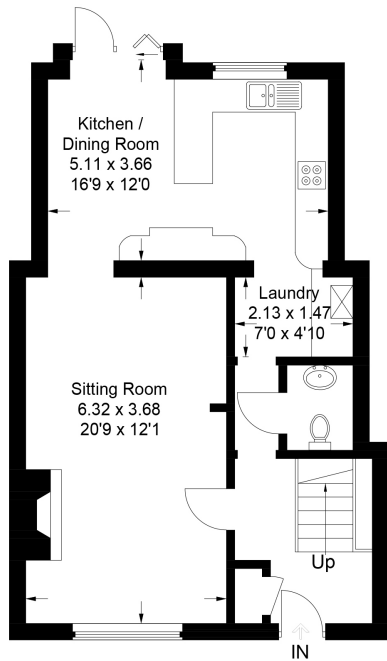
Lane & Bennetts are delighted to present this beautiful three bedroom character home, sympathetically re-modelled & updated, but retaining much of the original charm. A bright hallway, with storage cupboards and cloakroom ushers you through to the 6.32m sitting room / family space, with its feature fireplace and large picture window to front aspect. Step into the stunning open plan kitchen & dining area, boasting a part vaulted ceiling, peninsula island and Bi-Fold doors to the expansive rear garden.

As you traverse back toward the hall there is a clever utility space created. To the first floor, the main bedroom looks out over the 38m private garden, and has fitted wardrobes. Bedroom

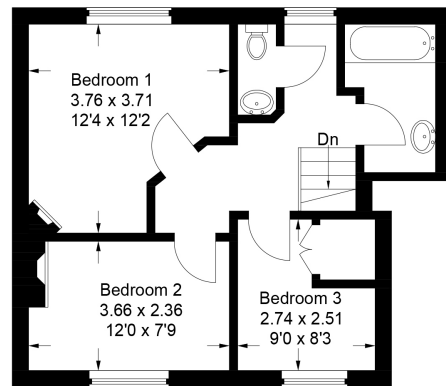
£585,000

Lane &
BENNETTS

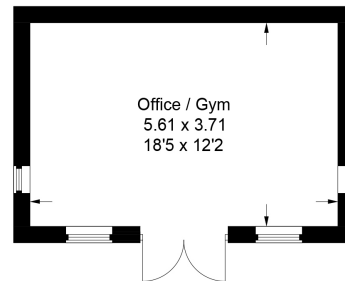
Approximate Gross Internal Area
 Ground Floor = 57.9 sq m / 623 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Office / Gym = 21.0 sq m / 226 sq ft
 Total = 121.3 sq m / 1,305 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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- STUNNING EXTENDED EARLY GARDEN CITY HOME
- EASY WALK TO STATION, TOWN CENTRE AND MUCH SOUGHT AFTER SCHOOLS
- VAULTED KITCHEN / DINER WITH PENINSULAR BREAKFAST BAR
- VIEWS of NORTON COMMON
- THREE BEDROOMS
- LARGE EAST/WEST FACING REAR GARDEN
- SUBSTANTIAL GARDEN STUDIO /OFFICE WITH FULL ELECTRICS
- OVERLOOKING A LARGE CENTRAL GREEN
- SIZABLE SITTING /FAMILY ROOM WITH FEATURE FIREPLACE
- OFF ROAD PARKING FOR 2 CARS
- ARCHITECTURAL PLANS FOR LOFT CONVERSION AVAILABLE
- Tenure: FREEHOLD (flying freehold over alleyway only) | Council Tax Band: D | EPC: TBC

