



18, Olden Mead

Letchworth Garden City,
Hertfordshire, SG6 2SP
£560,000

country
properties

An impressive three bedroom detached family home that has been extended on the ground floor. Internal viewing comes highly recommended to fully appreciate the quality of this beautiful home.

On the ground floor is an impressive fitted kitchen with integrated Neff appliances and a spacious open plan lounge/diner with bi-folding doors overlooking the rear garden. Ground floor cloakroom and separate utility room. Upstairs are three double bedrooms and a family bathroom. The property also benefits from gas central heating and double glazed windows. There is off road parking at the front for a few vehicles and the rear garden is private, laid to lawn with a large patio area.

Ground Floor

Entrance Hall

Stairs to the first floor. Radiator. Wood flooring.

Cloakroom

Modern suite comprising a low level wc and wash basin with cupboard under. Chrome heated towel rail. Tiled floor. Double glazed window to the side aspect. Large cupboard.

Utility Room

Single drainer sink unit and fitted cupboards. Plumbers for washing machine. Wood flooring. Sky light. Personal doors to the garage store.

Kitchen

17' 1" x 8' 9" (5.21m x 2.67m)

A beautiful kitchen fitted in a range of matching base and eye level units providing ample storage space. Contrasting Quartz work tops and breakfast bar. Twin bowl sink unit with mixer taps. Integrated 'Neff' double oven and induction hob with extractor over. Integrated dishwasher. Wood flooring. Skylight and double glazed window to the front aspect. Concealed lighting. Radiator. Open plan leading to the Lounge/Dining Area.



Lounge/Dining Room

21' 3" x 14' 4" (6.48m x 4.37m)

A spacious open plan room with bi-folding double glazed doors opening onto the rear garden. Wood flooring. Two vertical radiators. Understairs cupboard.

First Floor

Landing

Access to the loft space.

Bedroom One

11' 7" x 10' 6" (3.53m x 3.20m)

Full length mirrored wardrobe along one wall. Radiator. Double glazed window to the rear aspect.

Bedroom Two

11' 7" x 9' 2" (3.53m x 2.79m)

Full length mirrored wardrobe along one wall. Radiator. Double glazed window to the front aspect.

Bedroom Three

9' 8" x 7' 4" (2.95m x 2.24m)

Double glazed window to the rear aspect. Radiator.

Bathroom

A modern white suite comprising a low level wc, wash basin with cupboard under and panelled bath with shower and glass shower screen. Ceramic tiling and tiled floor. Double glazed window to the front aspect. Linen cupboard housing gas central heating boiler.

Outside

Front Garden

Block paved driveway providing off road parking off road parking for a number of vehicles. Lawned area. Gated access to the rear garden.

Rear Garden

Large patio area adjacent to the rear of the house with steps leading up to a lawned area. The remainder is laid to lawn with timber fencing. Timber shed. Gated access to the front garden.

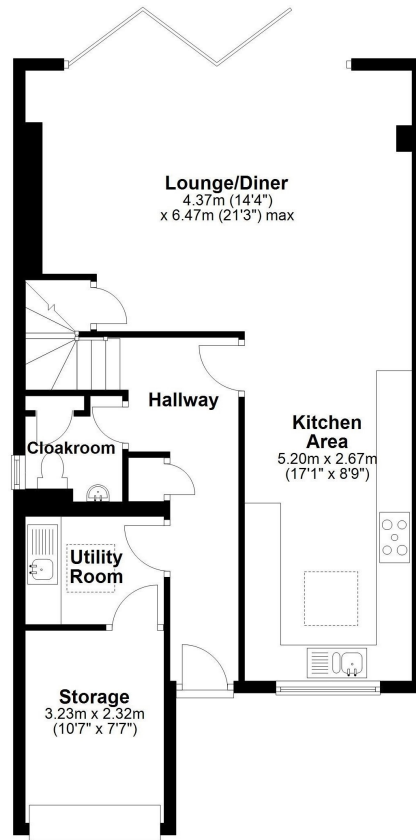
Store

Formerly the garage but now divided by the utility room. Good bike and bin store. Power and light.

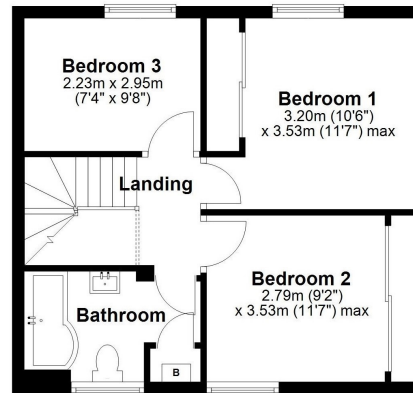
Agents Note

Leasehold – 935 years remaining.





Ground Floor
Approx. 63.2 sq. metres (679.9 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.9 sq. feet)

Total area: approx. 103.3 sq. metres (1111.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	64
(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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