



13 RIDGE ROAD,
LETCHEWORTH, SG6 1PW

Lane &
BENNETTS



13 Ridge Road
Letchworth Garden City
Hertfordshire
SG6 1PW

Lane & Bennetts are delighted to offer to the market this Early Garden City home just a 5 minute walk to the town and station. Set in the sought-after, tree-lined Ridge Road, in catchment for desirable schools and with all of Letchworth Garden City's amenities on your doorstep. This well proportioned home, so close to town, is characterful, well-presented and benefits from off-road parking. There is a light and spacious lounge room with box bay window and feature fireplace. The hallway boasts solid wood flooring, stairs to first floor and a useful under stairs cloakroom. The beautiful flooring continues into the dining room where there is a wood burning stove and 'picture' window looking out to the garden. There are steps down to the modern, dual aspect kitchen which has ample work surface space and is complete with a Rangemaster and delightful 'stable' style back door. On the first floor there are three three good sized bedrooms and a modern family bathroom. The master bedroom includes cleverly built in wardrobes. There is a good-sized loft to the property with potential for conversion (STP). To the rear of the property there is a delightful South facing, garden complete with large entertaining area and outbuilding, suitable for gym, hobby room or home working.

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

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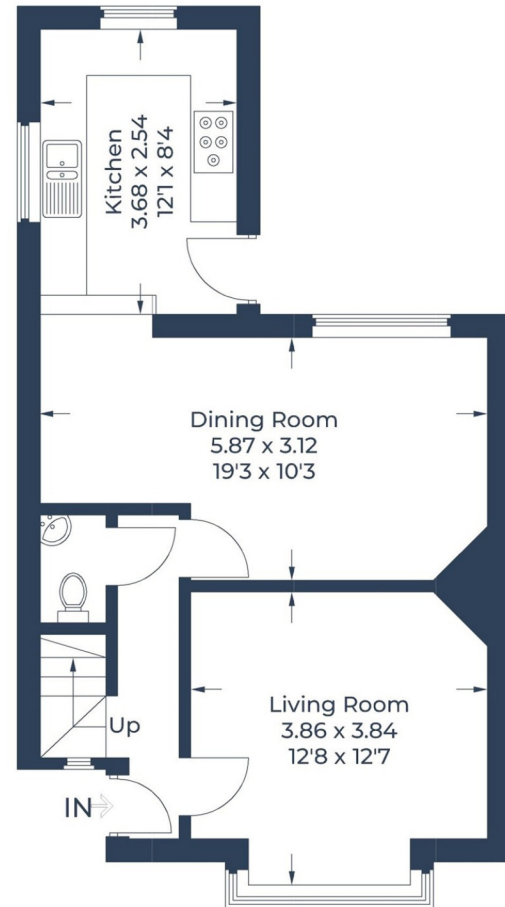
A FABULOUS EARLY GARDEN CITY HOME, JUST MINUTES FROM THE TOWN & STATION WITH A BEAUTIFUL SOUTH FACING GARDEN



KEY FEATURES

- THREE BEDROOM END OF TERRACE HOME
- CHARACTERFUL FEATURES THROUGHOUT
- LOUNGE WITH BAY WINDOW & FIREPLACE
- DINING/FAMILY ROOM WITH WOOD BURNER
- MODERN KITCHEN WITH RANGEMASTER
- FIRST FLOOR MODERN BATHROOM
- LARGE OUTBUILDING - STUDY / GYM
- FREEHOLD | BAND C | EPC: TBC

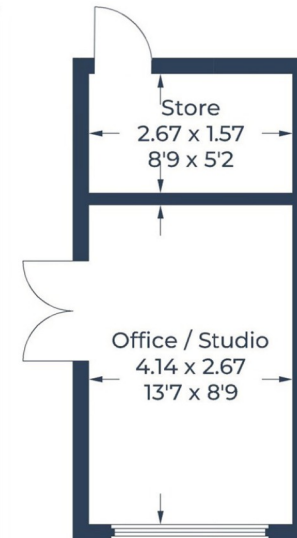
Approximate Gross Internal Area
 Ground Floor = 48.2 sq m / 519 sq ft
 First Floor = 41.2 sq m / 443 sq ft
 Outbuilding = 15.5 sq m / 167 sq ft
 Total = 104.9 sq m / 1,129 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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 purchasers should check the accuracy of the measurements themselves.