



The Elms

8, Hitchin Road, Letchworth Garden City,
Hertfordshire, SG6 3LL
£1,700,000

country
properties

A spacious five bedroom detached family home located centrally within walking distance of the town centre, train station and a number of sought after schools. Internal viewings comes highly recommended to appreciate this house which was built in 1905.

On the ground floor there is a spacious entrance hall with a grand staircase to the first floor. Off the entrance hall is a cloakroom and three separate reception rooms, conservatory, fitted kitchen/breakfast room a second cloakroom and a utility room. On the original first floor there are four double bedrooms two of which have en-suite shower rooms and a family bathroom. On the first floor of the extension is a large guest bedroom also with an en-suite shower room. Outside at the front of the house is a large sweeping driveway for an number of vehicles. There is also an electric car charging point. The remainder is laid to lawn with various tree and shrubs. The rear garden is laid to lawn with mature trees and shrubs. Also in the garden is a large Summer House with kitchenette & shower room.

The original property was built in 1905 and was reputedly used by residence of the Clerk of Works for some of the earliest Letchworth houses. The property shows signs of craftsmen's work being tried out before using them on other properties, for instance the grand staircase and the original wooden fireplace surrounds in two rooms replaced elsewhere by art deco fireplace surrounds from the 1920's/1930's. Period features include bells for calling servants, still working in three rooms. There is also a side tradesman's entrance which originally connected to No.10 Hitchin Road. It has since been extended by the current owner to provide extra accommodation downstairs and well as a private first floor guest bedroom with an en-suite bathroom.



Ground Floor

Entrance Porch

Hardwood door leading to the entrance hall.

Entrance Hall

A spacious entrance hall with grand staircase to the first floor with cupboard under. Tradesman door to the side.

Cloakroom

Comprising a low level wc and a wash hand basin.

Lounge

16' 3" x 13' 1" (4.95m x 3.99m)
Large bay window to the front aspect. Art Deco fireplace. Stripped floorboards. Radiator.

Study/Studio Office

13' 11" x 13' 0" (4.24m x 3.96m)
Window to the front aspect. Original fireplace with original wooden surround. Stripped floorboards. Radiator.

Family Room

13' 1" x 12' 9" (3.99m x 3.89m)
Two double glazed Sash windows to the side. Wood burning stove. Built in cupboard. Stripped floorboards. French doors leading to the conservatory.

Conservatory

12' 1" x 10' 0" (3.68m x 3.05m)
A brick based conservatory with wood flooring and double glazed windows and doors overlooking the rear garden.

Kitchen

13' 0" x 12' 9" (3.96m x 3.89m)
Fitted in a range of matching base and eye level units providing ample storage space. Twin bowl Butler style sink unit. Integrated dishwasher. Space for a rang style cooker and space for a fridge/freezer. Two double glazed windows overlooking the rear garden. Tiled floor. Built in cupboard housing the gas boiler and water tank. Open plan through to the dining area.



Dining Area

22' 3" x 14' 4" (6.78m x 4.37m)

Double glazed windows to the rear and west side. French doors to the garden. Tiled floor. Radiators. Stairs to the first floor guest room with cupboard under.

Cloakroom

Low level wc and wash basin. Extractor fan. Tiled floor. Storage below the stairs.

Utility Room

8' 7" x 7' 10" (2.62m x 2.39m)

Built in worktops and cupboards. Butler sink and plumbing for a washing machine. Space for a fridge/freezer. Double glazed door to the side and window to the front.

First Floor

Landing

Double glazed Sash window to the west side aspect. Access to the loft space with ladder. Two built in storage cupboards.

Bedroom One

16' 3" x 13' 11" (4.95m x 4.24m)

Large bay window to the front aspect. Art Deco fireplace. Radiator. Stripped floorboards.



En-Suite Shower Room

Comprising a low level wc, wash basin and a corner shower cubicle with glass screen and door. Heated chrome towel rail. Sash window to the front.

Bedroom Two

13' 11" x 13' 0" (4.24m x 3.96m)

Window to the front aspect. Art Deco fireplace. Radiator. Stripped floorboards.

En-suite shower room.

Comprising a low level wc, wash basin and a corner shower cubicle with glass screen and door. Radiator.

Bedroom Three

14' 0" x 13' 0" (4.27m x 3.96m)

Double glazed windows to the west side and rear. Art Deco fireplace. Stripped floorboards. Wardrobe. Two radiators. Vanity wash basin.

Bedroom Four

13' 0" x 7' 11" (3.96m x 2.41m)

Double glazed window to the rear aspect. Stripped floorboards. Radiator. Wardrobe.

Family Bathroom

A three piece suite comprising a low level wc, wash basin and panelled bath with shower and glass screen. Wood effect flooring and extractor fan.

Second Landing

Access via the staircase from the dining room.

Guest Bedroom/Bedroom Five

24' 5" x 13' 8" (7.44m x 4.17m)

A spacious room with vaulted ceiling with overhead storage. Double glazed window to the rear aspect. Two radiators.

En-Suite Shower Room

Comprising a low level wc, wash basin with cupboard under. Corner shower cubicle with glass screen. Heated chrome towel rail. Window to the front.



Outside

Front Garden

A sweeping block paved driveway with space for numerous cars. Lawned area and numerous trees and shrubs. Access to the rear garden. To the east side wall an electric car charging point is provided.

Rear Garden

A mature rear garden laid mainly to lawn with numerous trees and shrubs. Adjacent to the rear of the property is a patio area.

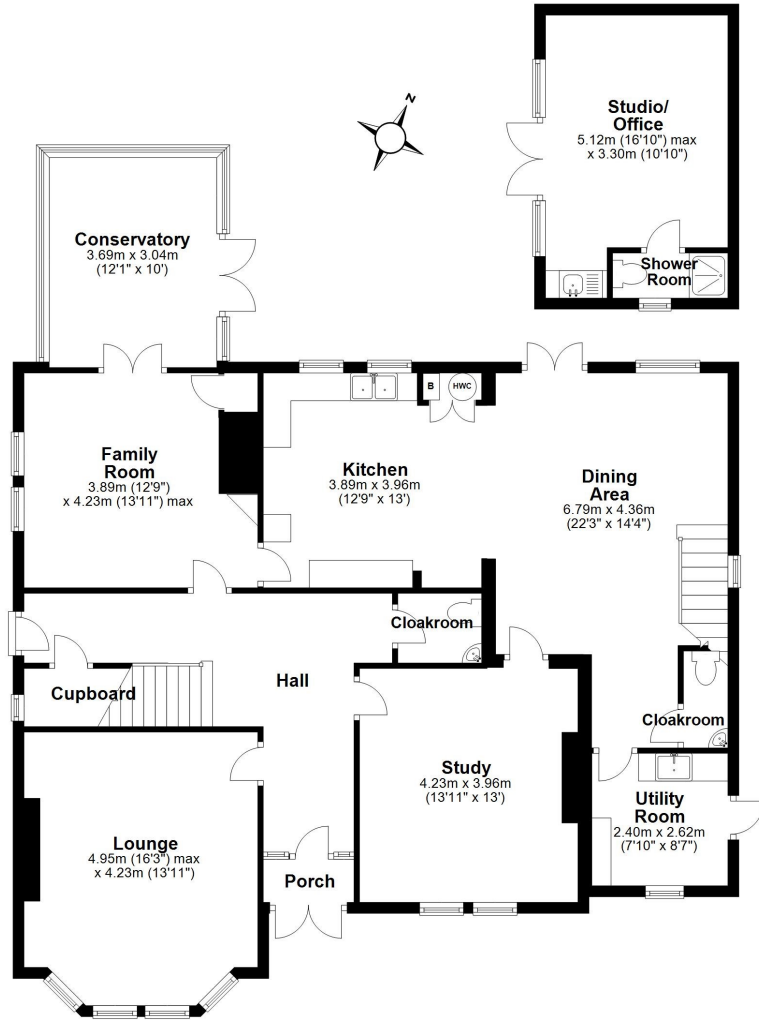
Garden Studio/Office

16' 10" x 10' 10" (5.13m x 3.30m)

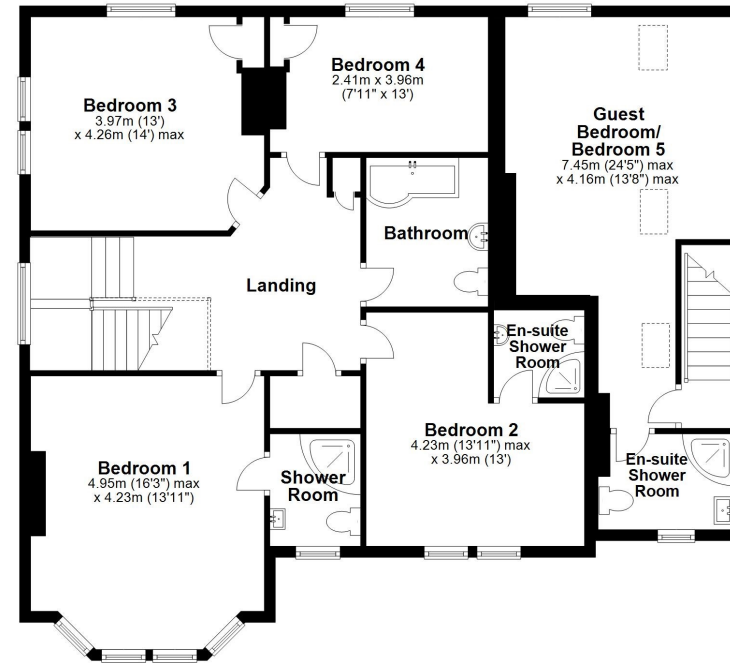
A spacious Garden Studio with power and light. This could easily be used as a Home Office should anyone need independent space. Wood flooring. A kitchenette with cupboard and stainless steel sink unit. Shower room with wc.



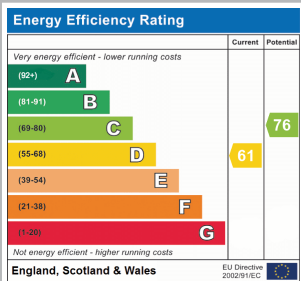
Ground Floor
Approx. 157.3 sq. metres (1692.7 sq. feet)



First Floor
Approx. 128.3 sq. metres (1381.3 sq. feet)



Total area: approx. 285.6 sq. metres (3074.0 sq. feet)



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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties