



45 Cedar Cottage, Whitethorn Lane, Letchworth Garden City, Hertfordshire. SG6





4 Bedroom Detached House £700,000 Freehold

A much extended and improved detached chalet bungalow in the popular Estate of Lordship. This property benefits from offering versatile living with a generous master bedroom on the ground floor complete with en-suite.

- Extended
- Ground floor master with en-suite
- Lordship Estate
- Easy access to bus stop
- Large mature garden
- Driveway for 6 cars
- Sought after area
- Freehold
- Council tax band E
- EPC rating D



General Descriptions:

Study:

Abt: 8' 2" x 12' 1" (2.49m x 3.68m) Windows to front and side aspect, laminate flooring, radiator.

Dining Room:

Abt: 10' 7" x 23' 10" (3.23m x 7.26m) Gas fireplace, radiator, carpet, window to side aspect, window through to conservatory.

Kitchen:

Abt: 13' 3" x 11' 4" (4.04m x 3.45m) Open plan to breakfast room, radiator, window to front aspect, sink, gas cooker, laminate floor, door to utility.

Breakfast Room:

Abt: 9' 7" x 8' 2" (2.92m x 2.49m) Side access, high window to front aspect, skylights, radiator.

Utility:

Abt: 5' 7" x 8' 8" (1.70m x 2.64m) Cloakroom, storage cupboard, sink, access to garage.

Lounge:

Abt. 16' 4" x 12' 9" (4.98m x 3.89m) Window to rear aspect, window and sliding doors through to conservatory, radiator, carpet.

Conservatory:

Abt 16' 4" x 10' 9" (4.98m x 3.28m) Carpet, doors opening onto patio, radiator, underfloor heating.

Bedroom One:

Abt: 16' 2" x 11' 7" (4.93m x 3.53m) Windows to rear aspect, built in wardrobes and drawers, en-suite, carpet, radiator.

En-Suite:

Four-piece suite (toilet, bidet, basin & shower), laminate floor, window to side aspect, storage cupboard.

Bedroom Two:

Abt: 10' 4" x 10' 9" (3.15m x 3.28m) Eaves storage, carpet, windows to front aspect, radiator, built in wardrobe and drawers.

Bedroom Three:

Abt: 10' 5" x 9' 6" (3.17m x 2.90m) Built in wardrobe, eaves storage, window to rear aspect, carpet.

Bedroom Four:

Abt: 10' 5" x 8' 0" (3.17m x 2.44m) Eaves storage, window to rear aspect, carpet, radiator.

Bathroom:

Storage cupboard, three-piece suite with overhead shower, laminate floor, radiator.

About The Area:

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton

Airport is only around 12 miles away.

Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.

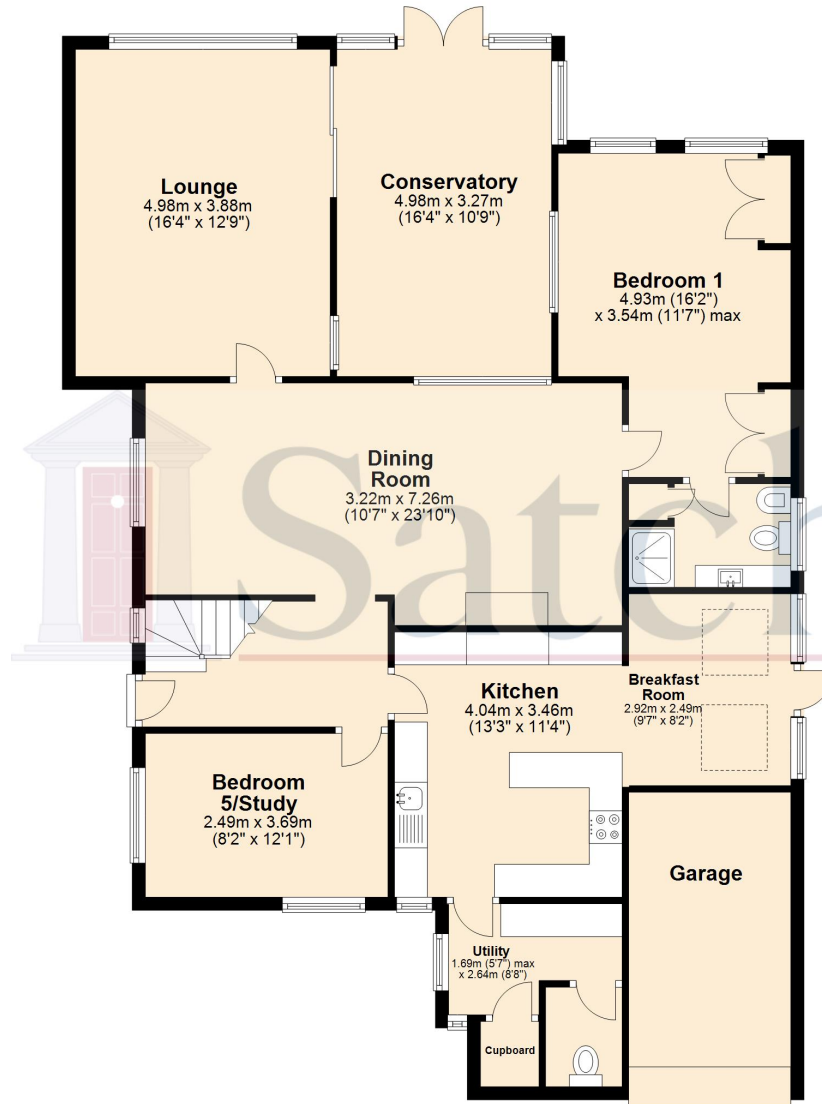




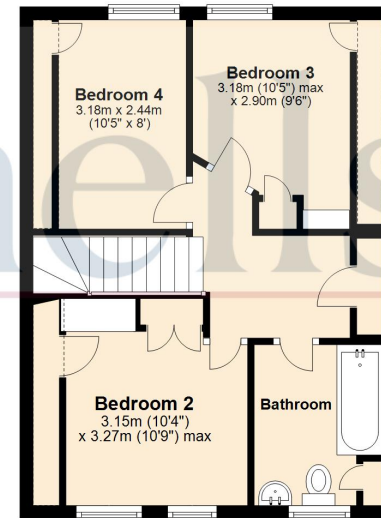
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.