



17 Field Lane, Letchworth Garden City, Hertfordshire, SG6 3LF

Guide Price £1,195,000

Lane & Bennetts are delighted to offer a detached and substantially extended Early Garden City property, superbly presented and maintained throughout.

Located in the highly sought after location of Field Lane, on the favoured South Side of Letchworth, and within walking distance of well regarded schools as well as the town centre and station.



Approximate Gross Internal Area
 Ground Floor = 108.1 sq m / 1,163 sq ft
 First Floor = 67.7 sq m / 729 sq ft
 Office = 7.1 sq m / 76 sq ft
 Total = 182.9 sq m / 1,968 sq ft
 (Excluding Garage)

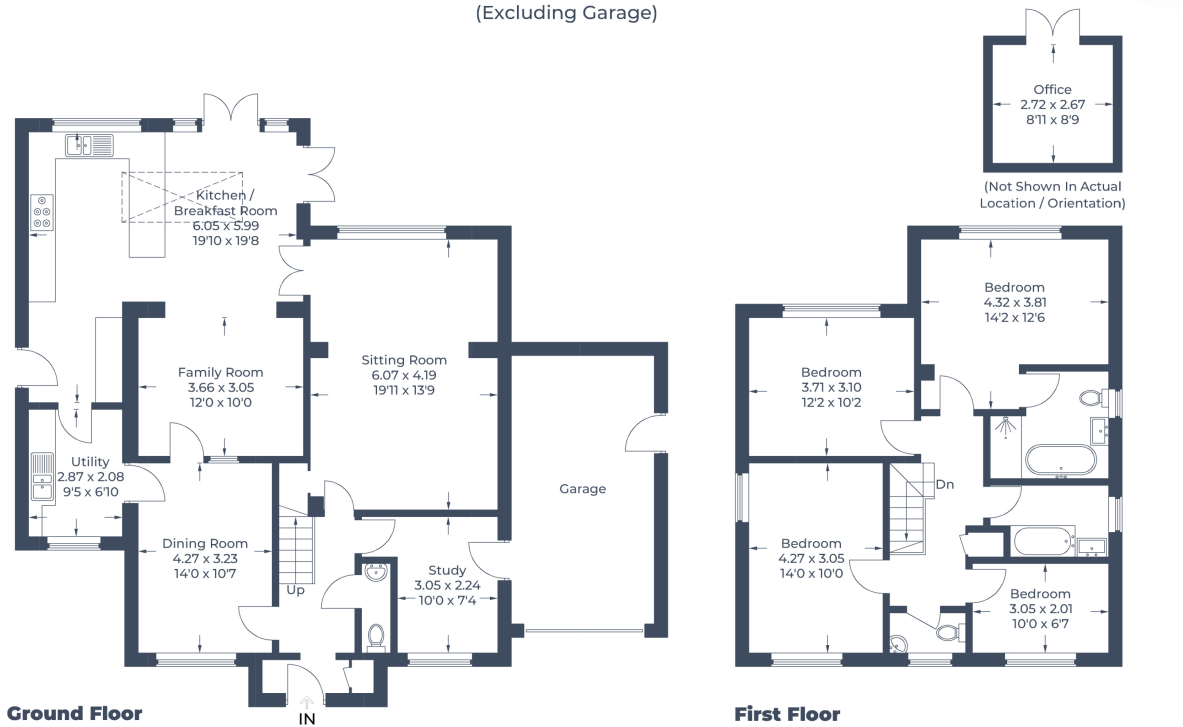


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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- CLASSIC EARLY GARDEN CITY DETACHED & MUCH EXTENDED PROPERTY
- TRULY SOUGHT AFTER LOCATION | FOUR DOUBLE BEDROOMS | TWO BATHROOMS
- LARGE KITCHEN/DINING/ LIVING SPACE WITH GLAZED ATRIUM | LOUNGE WITH LOG BURNER
- STUDY | DINING ROOM | FAMILY ROOM
- IMPRESSIVE WEST FACING PRIVATE PLOT LEADING TO A BEAUTIFUL SPINNEY
- GARDEN OFFICE/STUDIO FULLY INSULATED
- LANDSCAPED FRONTAGE WITH OFF ROAD PARKING & 1.5 LENGTH INTEGRAL GARAGE
- WALKING DISTANCE TO HIGHLY ACCLAIMED SCHOOLS, TOWN AND STATION
- FREEHOLD PROPERTY | COUNCIL TAX BAND E , EPC BAND E | CONSERVATION AREA

