



174 WILBURY ROAD,
LETCHWORTH, SG6 4JA

Lane &
BENNETTS



174 Wilbury Road
Letchworth Garden City
Hertfordshire
SG6 4JA

Lane & Bennetts are delighted to bring to market this substantial four bedroom family home. Designed by esteemed architects Parker & Unwin and built in 1906 this original Garden City home it offers character and charm alongside modern, spacious family living. Our current vendors have improved the property, particularly the addition of a wood burning stove in the sitting room, and a re-landscaping of the private rear garden to include a superb decking and part enclosed area that doubles both as a social and work space. The property is well positioned, directly opposite picturesque Norton Common and within 15 minutes walking distance of the train station, the town centre and highly regarded schools.

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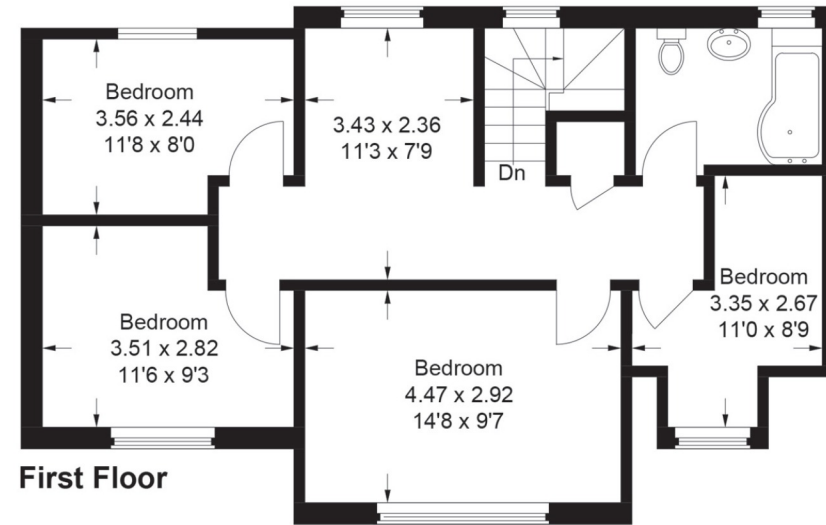
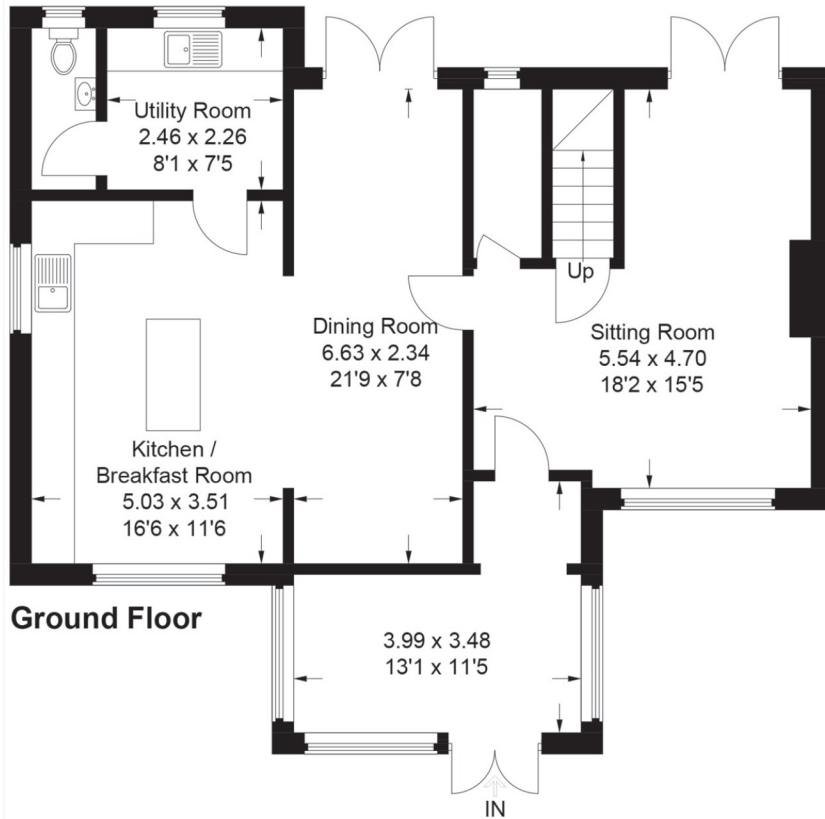
A CHARACTERFUL FAMILY HOME COMBINING MODERN FAMILY LIVING WITH ORIGINAL FEATURES IN A SOUGHT AFTER LOCATION



KEY FEATURES

- FOUR BEDROOM EXTENDED PROPERTY
- BESPOKE OPEN PLAN KITCHEN/DINING AREA
- SITTING ROOM WITH WOODBURNER
- SPACE TO WORK FROM HOME
- CLOAKROOM & UTILITY ROOM
- EARLY GARDEN CITY PARKER & UNWIN DESIGN
- FREEHOLD PROPERTY

Approximate Gross Internal Area
 Ground Floor = 81.3 sq m / 875 sq ft
 First Floor = 63.0 sq m / 678 sq ft
 Total = 144.3 sq m / 1,553 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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