



48, Ridge Road

Letchworth Garden City,
Hertfordshire, SG6 1PN

£555,000

country
properties

An Early Garden City Grade II Listed three bedroom character home located in a sought after location within easy walking distance of the Town Centre the Main Line Train Station with links to London's King's Cross & Cambridge.

On the ground floor is a spacious Lounge/Dining room with wood parquet flooring and solid fuel burner, kitchen overlooking the rear garden, utility area and ground floor bathroom. Upstairs there are three good sized bedrooms. Outside in the rear garden are two out buildings comprising a workshop, garden room, music room and a home office.

Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live.

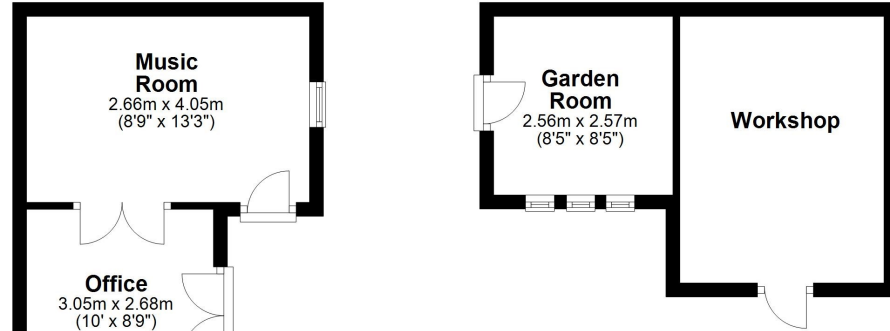
- Grade II Listed Garden City Home.
- Centrally located within easy walking distance of the Town Centre & Train Station.
- Spacious lounge/dining room with solid fuel burner.
- Ground floor bathroom.
- Gas central heating.
- Large private rear garden.
- Parking for two vehicles.
- Freehold.





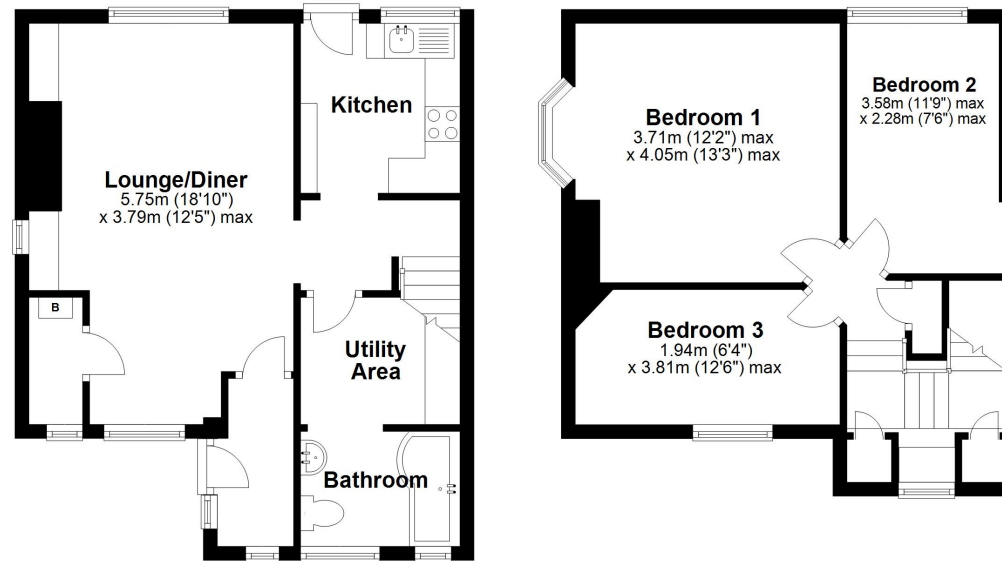
Ground Floor

Approx. 78.7 sq. metres (847.5 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 116.2 sq. metres (1251.0 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

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