



71 Southfields, Letchworth Garden City, Hertfordshire, SG6 4NA

£375,000

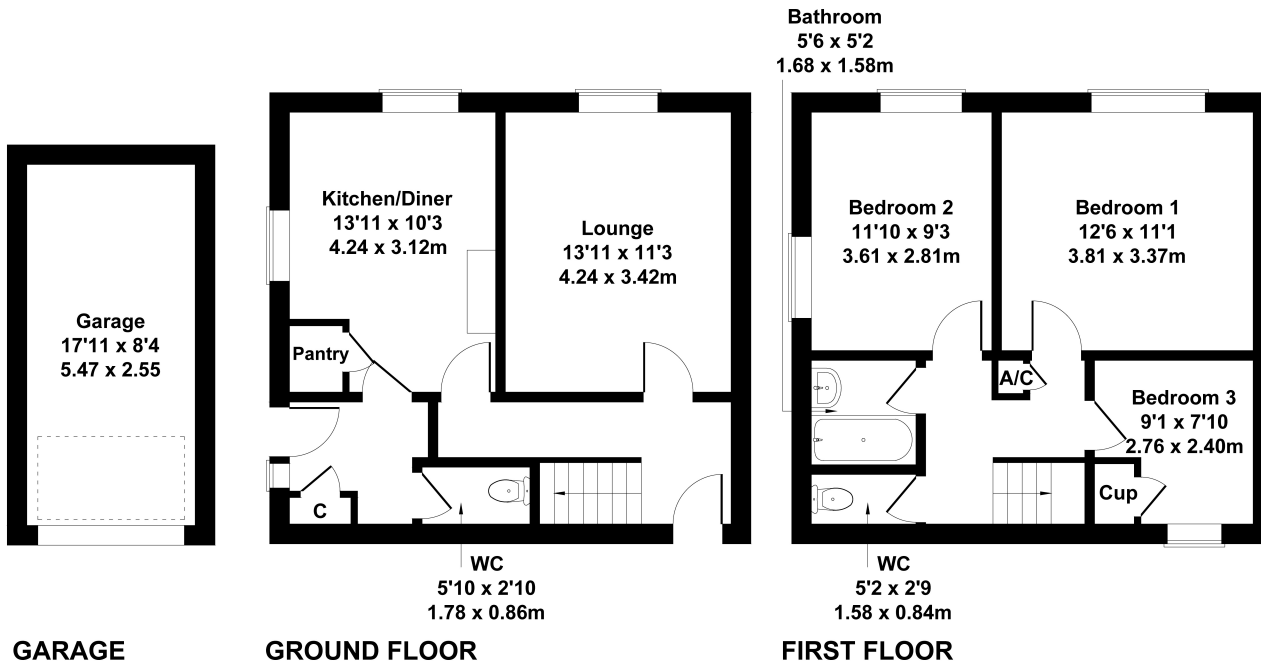
Lane & Bennetts bring to the market this fantastic opportunity for a buyer to modernise and extend (STP). This home is situated on a sizeable corner plot with mature hedging creating privacy. There is a useful driveway and good-sized garage to the rear of the garden. Inside this family home there is a lounge room, a kitchen diner with pantry, a handy rear lobby and downstairs WC. The first floor has three bedrooms, a bathroom and separate WC.

Local shops and amenities are just two minutes walk away, popular schools are a short 5 minute walk and within 10 minutes walk are the Grange Recreation ground (home of Letchworth's Parkrun), the wonderful Norton Common and Standalone Farm.



## 71 Southfield

Approximate Gross Internal Area  
1049 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2023  
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- THREE BEDROOM PROPERTY
- LARGE PLOT WITH POTENTIAL FOR EXTENSIONS (STP)
- SOUTH FACING GARDEN
- DRIVEWAY & GARAGE
- DOWNSTAIRS WC
- CHAIN FREE
- A MILE TO TOWN & STATION
- CATCHMENT FOR POPULAR SCHOOLS
- TWO MINUTES WALK TO LOCAL SHOPS

