



163. High Avenue

Letchworth Garden City,
Hertfordshire, SG6 3RR

£675,000

country
properties

An impressive four bedroom detached family home located in a quiet cul-de-sac location. The property is within easy walking distance of a number of popular schools, the town centre and main line train station.

The property has an entrance hall, ground floor cloakroom, spacious lounge, conservatory, dining room, fitted kitchen and a utility room on the ground floor. Upstairs the main bedroom has an en-suite bathroom, there are three more bedrooms and a family shower room. Outside there is a lovely mature rear and side garden, double garage and a sweeping driveway for a number of vehicles. The property also benefits from gas central heating and double glazed windows,

- Offered with vacant possession with no upper chain.
- Fitted kitchen with integrated oven and gas hob.
- Private enclosed rear garden.
- Freehold
- Two separate reception rooms and a conservatory.
- Main bedroom with en-suite bathroom.
- Large double garage.
- Council Tax Band E



Ground Floor

Entrance Hall

Stairs to the first floor with recess under. Laminate floor.

Cloakroom

Comprising a low level wc and wash basin. Radiator. Double glazed window to the front aspect.

Kitchen

13' 8" x 9' 9" (4.17m x 2.97m)
Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and gas hob with extractor over. Single drainer sink unit. Plumbing for a dishwasher. Tiled floor. Radiator. Double glazed window and door to the rear garden.

Dining Room

10' 5" x 10' 5" (3.17m x 3.17m)
Double glazed window to the rear aspect. Radiator. Laminate floor. Glazed double doors to the entrance hall.

Lounge

19' 6" x 11' 4" (5.94m x 3.45m)
Dual aspect with double glazed window to the front aspect and sliding patio doors to the conservatory. Log burner. Two radiators. Tv point.

Conservatory

9' 4" x 9' 3" (2.84m x 2.82m)
Brick based conservatory with double glazed doors and windows overlooking the rear garden.

First Floor

Landing

Access to the loft space. Airing cupboard and separate store cupboard. Double glazed window to the front aspect.

Bedroom One

13' 10" x 9' 8" (4.22m x 2.95m)
Double glazed window to the rear aspect. Fitted wardrobes with matching overhead cupboards and side units. Radiator.



En-Suite Bathroom

Comprising a low level wc, wash basin and panelled bath with mixer taps and shower attachment. Tiled walls. Radiator. Double glazed window to the front aspect.

Bedroom Two

11' 7" x 9' 10" (3.53m x 3.00m)
Double glazed window to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Three

11' 7" x 7' 3" (3.53m x 2.21m)
Double glazed boxed bay window to the front aspect. Fitted wardrobe. Radiator.

Bedroom Four

10' 8" x 8' 4" (3.25m x 2.54m)
Double glazed window to the rear aspect. Radiator.

Shower Room

Three piece suite comprising a low level wc, wash basin and corner shower cubicle with glass doors. Tiled walls. Radiator. Double glazed window to the front aspect.



Outside

Front Garden

Lawned area with mature borders.
Sweeping driveway providing off road parking for a number of vehicles.

Double Garage

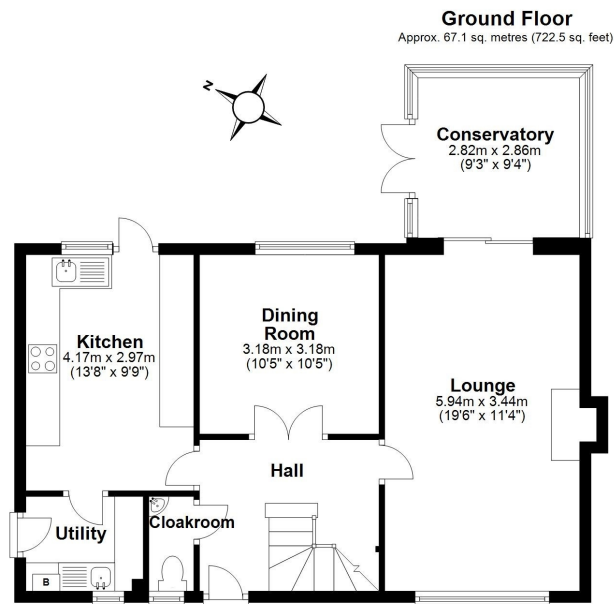
17' 10" x 16' 8" (5.44m x 5.08m)
Large double garage with twin doors.
Power and light. Eaves storage space.
Personal door to the garden.

Rear Garden

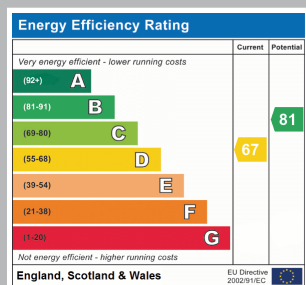
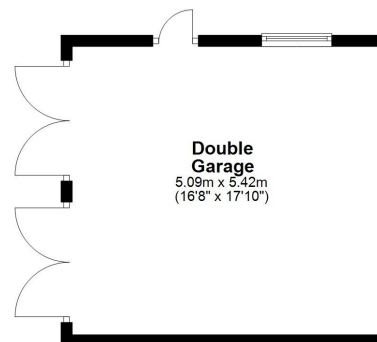
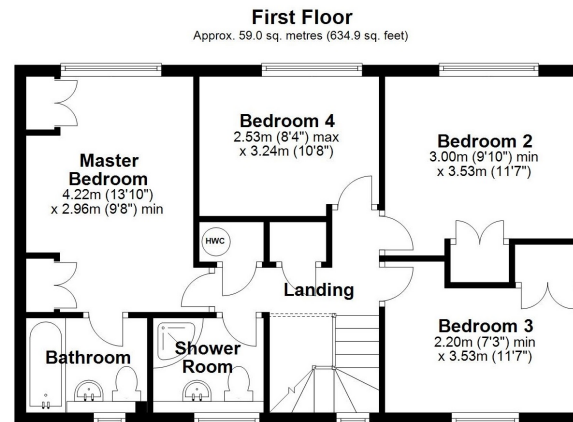
A mature garden with well stocked beds and borders. Mainly lawn with various trees. Pathway leading to the side garden where it is mainly gravel. Timber shed. Gated access to the front.







Total area: approx. 126.1 sq. metres (1357.4 sq. feet)



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

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