



16, Newlands  
Letchworth Garden City,  
Hertfordshire, SG6 2JE  
£925,000

country  
properties

An extended five bedroom family home presented to a very high standard. Located in a sought after location within easy walking distance of a number of popular schools, the town centre and the train station.

On the ground floor the property has a cloakroom, spacious lounge, home office, utility room, luxury open plan kitchen with integrated appliances and an impressive dining/family area overlooking the rear garden. Upstairs the main bedroom has an en-suite shower room, four further bedrooms, home office and a family bathroom. Outside there is off road parking for a number of vehicles, garage and EV charging point. The rear garden is approx. 67ft x 40ft with a large patio, lawned, shrub borders and a vegetable plot.

- Freehold
- Luxury open plan kitchen with central island.
- Spacious lounge and separate home office.
- Private rear garden.
- Council Tax Band E
- Dining room/Family area overlooking the rear garden.
- Main bedroom with an en-suite shower room.
- Five bedrooms plus a upstairs home office.



## Ground Floor

### Entrance Porch

Tiled floor. Glazed door to the entrance hall.

### Cloakroom

Comprising a low level wc and a corner wash basin with cupboard under. Radiator. Tiled splash areas and tiled floor.

### Entrance Hall

Tiled floor. Stairs to the first floor with recess under. Glazed double doors leading to the home office/family room.

### Study

13' 11" x 11' 11" (4.24m x 3.63m)  
Double glazed window to the front aspect and window to the side. Radiator. Glazed double doors leading through to the lounge.

### Lounge

23' 1" x 18' 4" (7.04m x 5.59m)  
A spacious room with a double glazed window to the rear and a double glazed window to the side. Exposed brick fireplace with log burner. Tv point. Radiators. Glazed double doors leading to the dining room.

## Kitchen

14' 7" x 11' 3" (4.45m x 3.43m)

A real feature of this property is the kitchen with large central island. Fitted in a range of contrasting base and eye level units providing ample storage space. Display lighting and floor lighting. Single sink unit. Two integrated ovens and a five ring gas hob with an extractor over. Integrated microwave, beer fridge and wine rack. Large American style fridge/freezer. Tiled floor. Open plan leading to a large dining room/family area overlooking the rear garden.

## Dining Room/Family Area

21' 3" x 11' 0" (6.48m x 3.35m)

A lovely social space overlooking the rear garden. Double glazed bi-folding patio doors leading to the rear garden. Double glazed windows to rear and side and velux windows for more light. Tiled floor. Radiators.

## Utility Room

Fitted cupboards. Single sink unit. Plumbing for a washing machine. Wall mounted gas central heating boiler. Double glazed windows to the side. Door to the side passage.



## First Floor

### Landing

Access to the loft space. Linen cupboard. Doors to all rooms.

### Bedroom One

13' 4" x 8' 11" (4.06m x 2.72m)

Double glazed window overlooking the rear garden. Fitted in a range of fitted wardrobes with matching drawers and bedside units. Radiator.

### En-Suite Shower

Comprising a low level wc, wash basin with cupboard under and a shower cubicles with glass door. Tiled splash areas. Velux window to the side.

### Bedroom Two

10' 5" x 9' 5" (3.17m x 2.87m)

Double glazed window to the front aspect. Fitted cupboard. Radiator.

### Bedroom Three

10' 5" x 8' 8" (3.17m x 2.64m)

Double glazed window to the front aspect. Fitted wardrobe with sliding doors. Radiator.



### Bedroom Four

9' 11" x 9' 5" (3.02m x 2.87m)

Double glazed window to the rear aspect. Fitted wardrobes, matching desk and shelving. Radiator.

### Bedroom Five

10' 5" x 8' 2" (3.17m x 2.49m) Double glazed window to the front aspect. Radiator.

### Home Office

6' 1" x 4' 11" (1.85m x 1.50m)

Double glazed window to the side aspect. Radiator.

### Family Bathroom

A four piece suite comprising a low level wc, wash basin with cupboard under, corner bath and shower cubicle with glass screen. Ceramic tiling. Velux window to the side aspect. Chrome towel rail.

### Outside

### Front Garden

Block paved driveway with off road parking for a number of vehicles. Gated access to the rear access. EV charging point.

### Rear Garden

Large patio area adjacent to the rear of the property. The remainder is laid lawn with shrub borders and timber fencing. Two timber sheds. At the foot of the garden is a vegetable plot. Outside lighting.

### Garage

15' 3" x 7' 9" (4.65m x 2.36m)

Power and light. Side door to the rear garden.

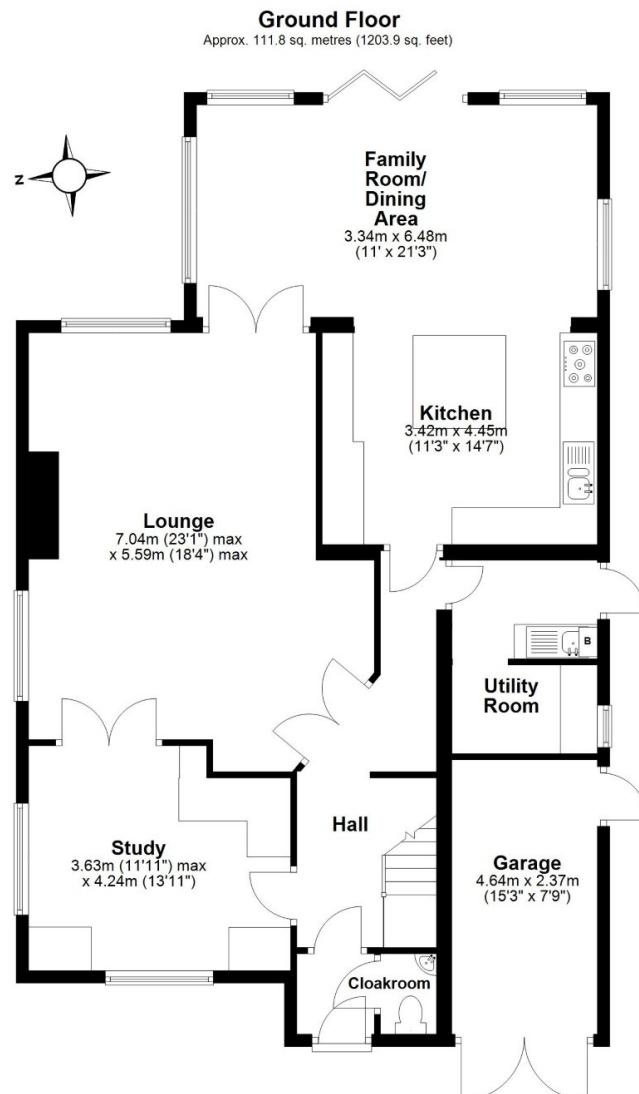
### Agents Note

Freehold

Council Tax Band E.



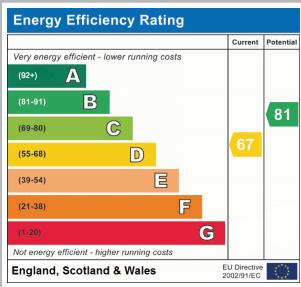




**First Floor**  
Approx. 70.6 sq. metres (760.0 sq. feet)



Total area: approx. 182.5 sq. metres (1963.9 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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