



65 LONGMEAD,
LETCHWORTH, SG6 4HR

Lane &
BENNETTS



**65 Longmead
Letchworth Garden City
Hertfordshire
SG6 4HR**

Lane & Bennetts are proud to present this rarely available gem of a property, located close to beautiful countryside yet only a 10-15 minute walk to the town, station and an array of amenities. A thoughtfully extended four bedroom detached family home, stylishly presented and with a real flow throughout, our vendors have instilled a perfect blend of modernity and practicality. A freehold property, it is situated on a private corner plot, with superb landscaped garden, mainly South/West facing, off road parking for 2/3 cars and an integral tandem garage. Literally on the doorstep is a pretty spinney, community orchard and the Pix Brook leisure space, while nearby can be found the 100 acre Norton Common. It also forms part of the renowned Letchworth Greenway.

The estate agents that bring you: **KNOWLEDGE. INTEGRITY. RESULTS.**

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BENNETTS**

RARELY AVAILABLE, FOUR BEDROOM DETACHED & EXTENDED HOME ON A PRIVATE CORNER PLOT

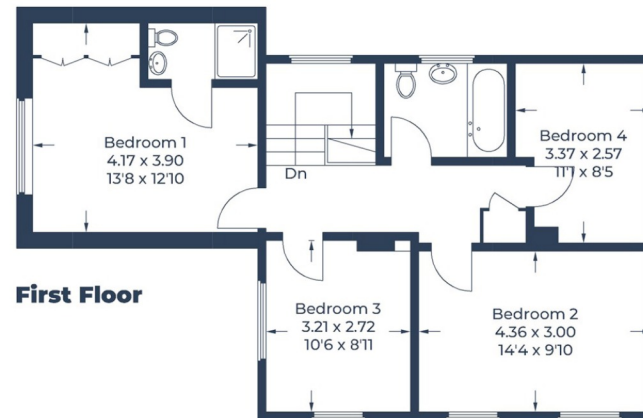
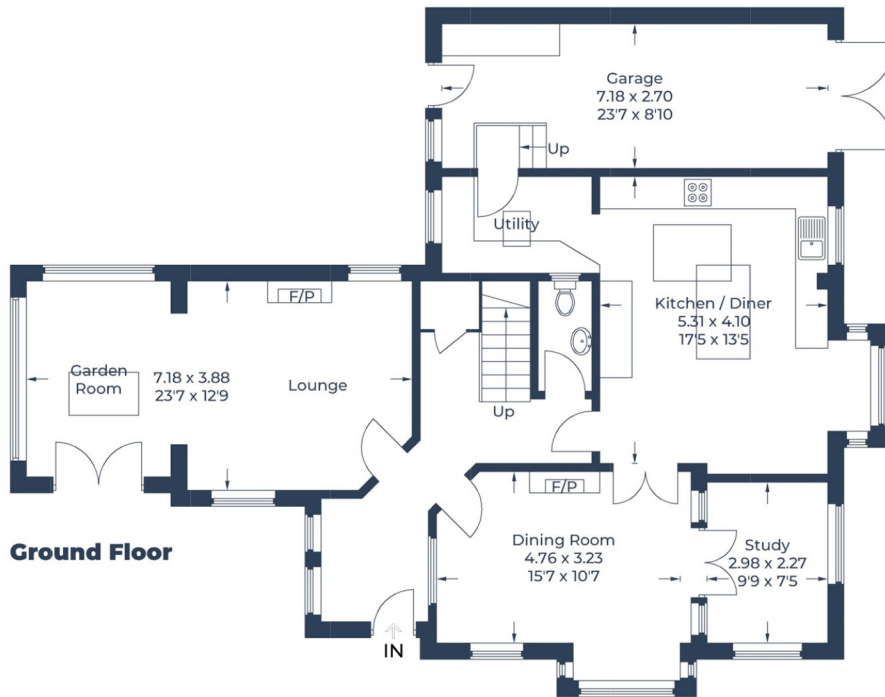


KEY FEATURES

- LARGE KITCHEN / DINER
- SIZABLE LOUNGE & GARDEN ROOM
- SUPERB SIZED DINING / FAMILY ROOM
- STUDY WITH GARDEN VIEWS
- LARGE UTILITY & DOWNSTAIRS WC
- EN SUITE TO MASTER BEDROOM
- GARAGE & THREE PARKING SPACES
- WRAP AROUND LANDSCAPED GARDEN



Approximate Gross Internal Area
 Ground Floor = 121.8 sq m / 1,311 sq ft
 First Floor = 63.6 sq m / 684 sq ft
 Total = 185.4 sq m / 1,995 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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 THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.