87, Willian Way

Letchworth Garden City,
Hertfordshire, SG6 2HY
£950,000

COUNTRY PROPERTIES
PART OF HUNTERS

Located In A Much Sought After Location Is This Spacious 5 Bedroom Detached Family Home. The Property Is In Need Of Some Modernisation But Has Plenty Of Scope To Extend & Improve (Subject To Relevant Planning Consents)

- Internal viewing comes highly recommended to fully appreciate this spacious family home.
- Large lounge, separate dining room and garden room to the rear.
- Spacious kitchen/breakfast room with views across the garden.
- Gas central heating and double glazed windows.
- Main bedroom with large en-suite shower room.
- Four further bedrooms.
- Walking distance of a number of popular schools including Lordship Farm School and St Christopher School.

Ground Floor

Entrance Hall

Stairs to the first floor with cupboard under. Parquet flooring. Radiator.

Cloakroom

Comprising a low level wc and a was hand basin. Parquet flooring.

Living Room

20' 1" x 12' 6" (6.12m x 3.81m)
Double glazed window to the front aspect and two to the side. Fireplace with stone surround. Skirting radiators. Carpeted floor with parquet flooring under. Multi paned double doors leading to the dining room.

Dining Room

10' 11" x 10' 6" (3.33m x 3.20m)
Open plan leading to the garden room. Skirting radiators. Carpeted floor with parquet flooring under.

Garden Room

10' 8" x 10' 4" (3.25m x 3.15m)
Double glazed window to the side and double glazed sliding patio doors overlooking the rear garden.

Kitchen/Breakfast Room

13' 6" x 10' 6" (4.11m x 3.20m)
A spacious kitchen fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Space for cooker. Cupboard with plumbing for a dishwasher. Radiator. Personal door to the garage. Double glazed window overlooking the rear garden.

First Floor

Landing

Airing cupboard housing hot water tank. Access to loft space via a loft ladder. Radiator.

Bedroom One

13' 7" x 10' 5" (4.14m x 3.17m)
Double glazed window to the front aspect. Fitted wardrobes along one wall. Radiator.

En-Suite Shower Room

A spacious room comprising a low level wc, wash hand basin and corner shower with glass door. Heated towel rail. Double glazed window to the rear aspect.

Bedroom Two

16' 5" x 12' 6" (5.00m x 3.81m)
Double glazed window to the front aspect. Fitted wardrobes along one wall. Radiator.

Bedroom Three

14' 4" x 9' 1" (4.37m x 2.77m)
Double glazed window overlooking the rear garden. Fitted wardrobes. Radiator.

Bedroom Four

10' 0" x 8' 10" (3.05m x 2.69m)
Double glazed window to the front aspect. Radiator. Overstairs cupboard.

Bedroom Five

9' 0" x 8' 4" (2.74m x 2.54m)
Double glazed window to the rear aspect. Radiator.

Family Bathroom

Three piece suite with low level wc, wash hand basin and a corner panelled bath with a shower over. Ceramic tiling. Heated towel rail. Double glazed window to the rear aspect.

Outside

Front Garden

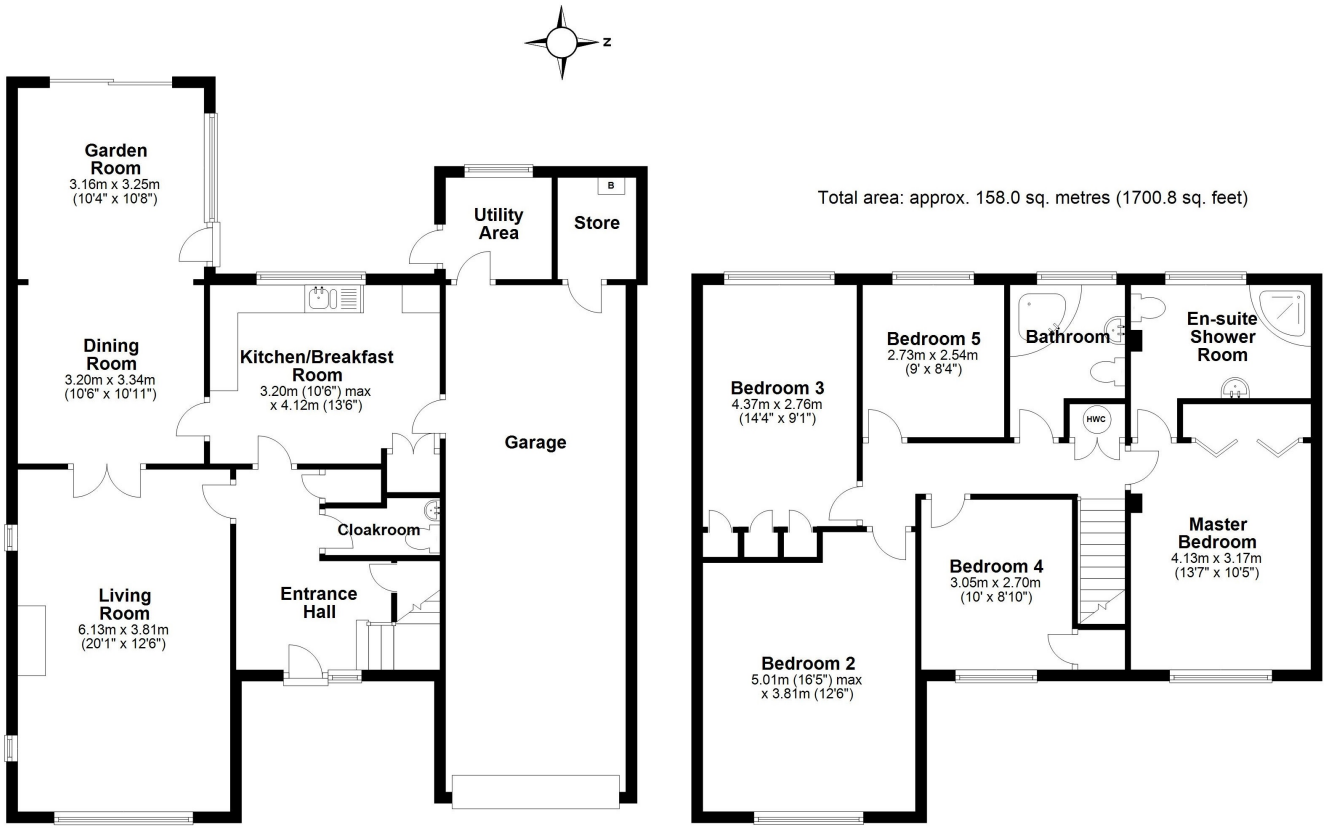
The property is set back from the road and is laid to lawn with hedge borders. Block paved driveway providing plenty of off road parking. Gated access to the rear garden.

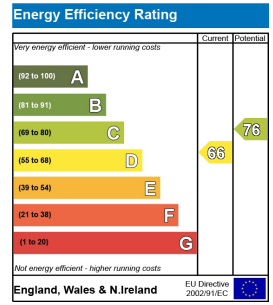
Rear Garden

A real feature of the property is this private West facing rear garden. Laid mainly to lawn with hedge borders and various trees. The garden backs directly on to the Letchworth Par 3 Golf Club.

Garage/Utility & boiler Room

A large tandem garage with power and light. At the rear of the garage is a boiler room housing the gas central heating boiler and there is also a utility room with plumbing for a washing machine.





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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