



87, Cowslip Hill

Letchworth Garden City,
Hertfordshire, SG6 4EX

£625,000

country
properties

Traditional extended 3 bedroom semi detached family home in a sought after location close to the town centre. The property has a larger than average private rear garden and is in need of some modernisation and updating, internal viewing comes highly recommended. On the ground floor is an entrance hall and cloakroom. There is also a dining room, lounge and a large family room overlooking the rear garden. The kitchen has been re-fitted and has an integrated oven and hob. On the first floor are 3 generous bedrooms and a shower room. To the front of the property is a small garden and a driveway leading to a single detached garage.

Ground Floor

Entrance Hall

Stairs to the first floor. Window to the side aspect.

Cloakroom

High level wc. Window to the side aspect.

Dining Room

11' 5" x 11' 4" (3.48m x 3.45m)

Large bay window to the front aspect. Stripped floorboards. Built in cupboard.

Lounge

15' 1" x 11' 5" (4.60m x 3.48m)

Open plan through to the family room.

Family Room

17' 10" x 12' 0" (5.44m x 3.66m)

A spacious family room with windows overlooking the rear garden. Double opening doors to the garden. Open plan through to the kitchen.

Kitchen

11' 8" x 8' 10" (3.56m x 2.69m)

Fitted in a range of matching base and eye level units. Single drainer sink unit with mixer taps. Integrated oven and hob. Spot lights. Plumbing for washing machine and slimline dishwasher. Tiled floor. Door to the side.

First Floor

Landing

Airing cupboard. Access to the loft space.

Bedroom One

15' 1" x 11' 5" (4.60m x 3.48m)

Window overlooking the rear garden. Fitted wardrobe.

Bedroom Two

11' 8" x 11' 5" (3.56m x 3.48m)

Bay window to the front aspect.

Bedroom Three

12' 0" x 9' 3" (3.66m x 2.82m)

Window to the rear aspect.



Shower Room

Comprising a low level wc, wash basin and corner shower cubicle. Window to the side aspect.

Outside

Front Garden

Driveway leading to the garage and access to the rear garden. Mature shrub border.

Rear Garden

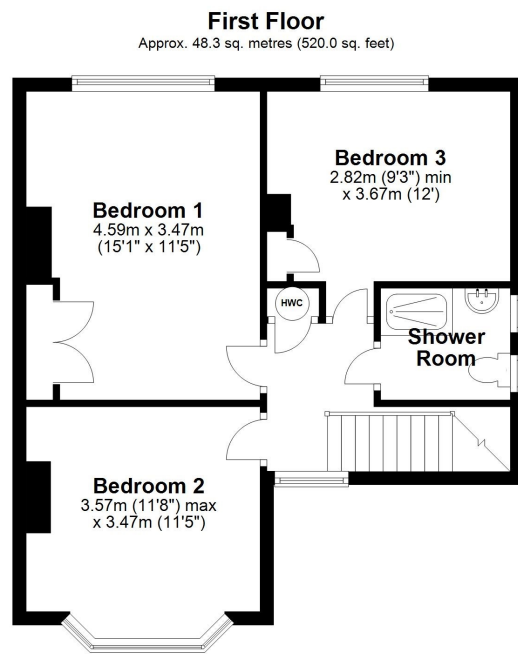
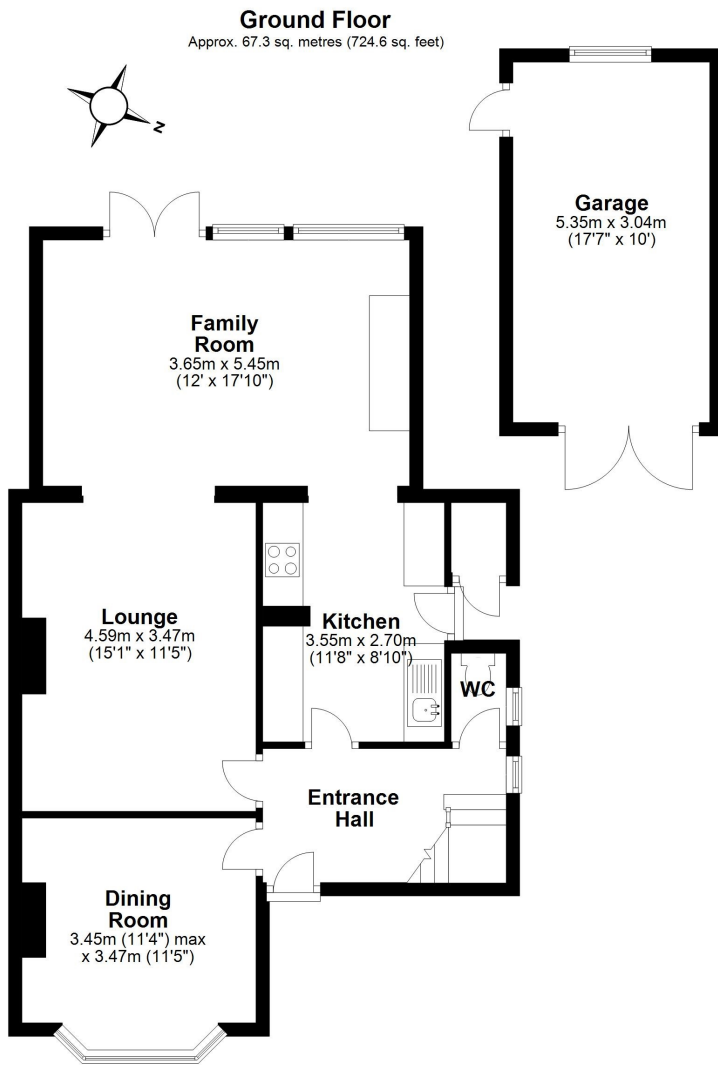
A real feature of this property is the larger than average rear garden laid mainly to lawn with numerous mature trees. Extra land was purchased by the current family in the past. The original garden was approx. 104ft x 38ft and the additional garden is approx. 92ft x 25ft making a very generous plot overall.

Garage

17' 7" x 10' 0" (5.36m x 3.05m)

A large detached single garage.





Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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