



PUTTERILLS

est. 1992

1 Kestrel Walk
Letchworth Garden City SG6 2TB
Price guide £485,000

A four bedroom detached family house with a double garage, situated on a good sized corner plot.

A detached four bedroom family house with well maintained gardens, situated on the popular Lordship Estate, conveniently placed for the town centre.

Letchworth offers a variety of High Street stores, independent shops, restaurants and public houses, together with a wide range of attractions including museums, art galleries, a cinema, swimming pool and leisure facilities, parks and gardens. St Francis' College and St Christopher School are within easy reach of the property, as is the train station and Letchworth Golf and Tennis Clubs.

This double glazed property, which provides spacious family accommodation, has scope for modernisation and the potential to extend subject to obtaining planning consents.

ENTRANCE PORCH

Double glazed entry door and windows. Double glazed front door to:

ENTRANCE HALL

Staircase to first floor with cupboard under. Cupboard housing Johnson Starling gas fired warm air central heating boiler.

CLOAKROOM

Single glazed window to front. Wash basin and wc. Tiled splash areas.

SITTING ROOM 17'2" x

Double glazed bow window to front and double glazed sliding patio door to rear. Decorative fireplace with tiled surround and

electric fire.

DINING ROOM 10'7" x 9'2"

Double glazed sliding patio door to rear. Serving hatch to kitchen.

KITCHEN/BREAKFAST

Double glazed window to rear. Range of wall and base units with laminate work surfaces and tiled splashbacks. Double sink with mixer tap and drainer. Cooker recess. Plumbed for dishwasher. Space for table and chairs. Door to:

UTILITY ROOM 6'1" x 4'4"

Single glazed window to side. Butler sink with tiled splashbacks. Plumbed for washing machine. Door to rear

lobby with personal door to garage and store cupboards.

FIRST FLOOR

LANDING

Double glazed window to front. Airing cupboard with hot water tank.

BEDROOM ONE 12'9" x 11'2"

To include depth of fitted wardrobes to one wall. Double glazed window to rear.

BEDROOM TWO 11'1" x 10'6"

Double glazed window to rear. Recessed wardrobe.

BEDROOM THREE 11'1" x 6'

Double glazed window to rear. Plus recess. Recessed wardrobe.

BEDROOM FOUR 9'2" x 6'7"

Double glazed window to front.
Recessed wardrobe.

SHOWER ROOM

Double glazed window to front.
Low level wc, wash hand basin
with cupboards below and
shower cubicle. Tiled splash
areas. Loft hatch.

OUTSIDE

FRONT GARDEN

Laid to lawn with established
privet & box hedging. Mature
conifers. Paved pathways.

GARAGE 18'6" x 17'3" (5.64m

Maximum overall internal
measurement. Electric up and
over door. Light and power.

REAR GARDEN

Full width paved patio leading
to well maintained lawn with a
wide variety of trees and shrubs
providing privacy. External
lighting.

TENURE

We are advised by our client
that this property is:

Leasehold

Term remaining: 950 years

Ground Rent:: £5 Per annum

EPC

EER: E

FLOORPLAN DISCLAIMER

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VIEWING INFORMATION

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MONEY LAUNDERING

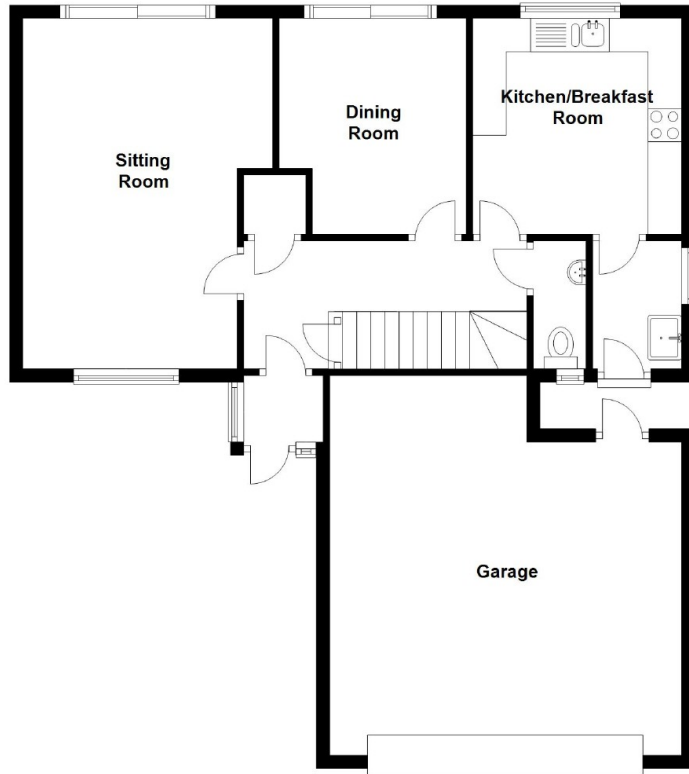
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co-operation with this, in order
to comply with Money
Laundering regulations, will be
appreciated and assist with the
smooth progression of the sale.



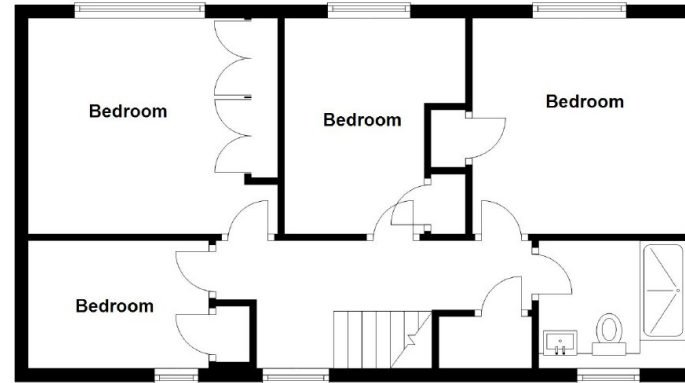




Ground Floor



First Floor



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putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

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