



PUTTERILLS

EST. 1992

144 Letchmore Road, Old Town, Stevenage, SG1 3PT
Offers in excess of £450,000

A DISTINCTIVE PERIOD DETACHED HOME OCCUPYING A GENEROUS PLOT WITH FANTASTIC LANDSCAPED PRIVATE GARDEN,. HIGHLY DESIRABLE AND CONVENIENT LOCATION WITHIN WALKING DISTANCE OF THE HIGH STREET AND TRAIN STATION.

Elegant three bedroom bay fronted detached Victorian home occupying a substantial plot with a stunning beautifully maintained landscaped cottage style private rear garden. Well presented throughout, the property retains many fine period features associated with the era whilst sash double glazed windows and gas fired central heating add practicality to this period home. In addition there is a block paved shared driveway to the side of the property which provides access to the rear garden creating secure off-road parking if required. It is worthy of note that the boarded loft occupies the full footprint of the property with excellent ceiling height and as such provides an ideal opportunity for conversion with ample space from the generous first floor landing to add a second staircase (subject to planning consent) if so required. The accommodation comprises an impressive reception hallway with a wide staircase rising to the first floor, a most comfortable sitting room with feature fireplace and walk-in square bay window, well proportioned kitchen/dining room, rear lobby/utility area leading to a "L" shaped modern ground floor bathroom, wide first floor landing providing access to three bedrooms, two of which are well proportioned double rooms with feature fireplaces. The property is conveniently situated at the head of Letchmore Road, with views to a small green opposite and within a short walk of the historic Old Town High Street and mainline railways station. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/ restaurants, public houses and a public library. In addition the area is well served by a good selection of local primary and secondary schools. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 min).

THE ACCOMMODATION COMPRISES

Composite double glazed front door with attractive leaded light stained glass panels with double glazed toplite window opening to:

RECEPTION HALLWAY 3.83 x 1.33 (12'7" x 4'4")

An elegant impressive introduction to this period home, part divided by decorative plaster corbels, radiator, wide staircase rising to the first floor, traditional tall ceiling height and panelled doors to:

SITTING ROOM 4.39 x 3.96 (14'5" x 13'0")

A most comfortable room featuring a wide square walk-in double glazed sash bay window to the front elevation, attractive open fireplace with a substantial wooden

fire surround with granite tiled hearth, radiator and deep ceiling corning.

KITCHEN / DINING ROOM 4.22 x 3.65 (13'10" x 12'0")

Providing ample space for a dining table to the middle of the room with exposed wooden floorboards, exposed brick built fireplace with stone brick hearth, range of oak base and eye level units to the perimeter of the room finished with rolled edge work surfaces and an inset one and half bowl stainless steel sink unit, mosaic effect tiled splashbacks, downlighters and radiator. Space for cooker with both electric and gas points with extractor fan above, space for further kitchen appliances. Useful shelved walk-in understairs storage

cupboard, double glazed sash window to the rear elevation and door to:

REAR LOBBY / UTILITY ROOM 2.47 x 1.22 (8'1" x 4'0")

Quarry tiled flooring, double glazed door to the garden, space and plumbing for washing machine, dishwasher and tumble dryer, cupboard with bi-folding louvred doors housing wall mounted gas fired combination boiler, double glazed window to the side elevation. Door to:

BATHROOM 2.40 x 1.67 (7'10" x 5'6")

Measurements exclude wc recess. A spacious "L" shaped bathroom fitted with a modern white three-piece suite comprising a tiled panelled bath with chrome mixer tap and shower attachment with separate electric shower over, pedestal hand wash basin and a low level wc, heated chrome towel rail and radiator. Decorative wooden panelling to dado rail height, polished porcelain natural stone effect wall tiles with contrasting mosaic border tile, tiled floor, shaver point and double glazed windows to both the side and rear elevations.

FIRST FLOOR LANDING

Spacious wide landing with double glazed sash windows to the rear

elevation, access to fully boarded loft space. It is worthy of note that in our opinion the loft could easily be converted to provide a further bedroom with en-suite facility with a staircase rising from the first floor landing (subject to planning consent). Doors to:

BEDROOM ONE 3.67 x 3.32 (12'0" x 10'11")

Featuring a pretty cast iron fireplace, radiator and double glazed sash window to the rear elevation.

BEDROOM TWO 3.66 x 3.16 (12'0" x 10'4")

Featuring a pretty cast iron fireplace, radiator and double glazed sash window to the front elevation.

BEDROOM THREE 2.74 x 2.15 (9'0" x 7'1")

Measurements exclude a built-in double wardrobe with drawer below, radiator and double glazed sash window to the front elevation,.

OUTSIDE

FRONT

The property is set back from the road behind an attractive landscaped front garden with brick decorative boundary walls with wrought iron gate and pathway extending to the entrance vestibule and front door. The front garden

features well maintained clipped topiary borders and privet hedging.

SHARED DRIVEWAY

Shared block paved driveway to the side of the property providing both pedestrian and vehicular access to the rear garden via double wooden gates.

REAR GARDEN

A particular highlight of the property is the generous beautifully maintained landscaped rear garden enjoying a private sunny aspect featuring a wide block paved terrace with pathway extending beyond well stocked flower and shrub borders to a well tended lawn with further shrubbery enclosed by wooden panelled fencing and privet hedging. A rose arch leads to a secret garden to the rear of the property providing a tranquil quiet seating area. Wooden garden shed, workshop and greenhouse (possibly available by separate negotiation).

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

The Council Tax Band is "D". The amount payable for the year 2019/20 is £1,759.00.

The EPC Rating is "E".

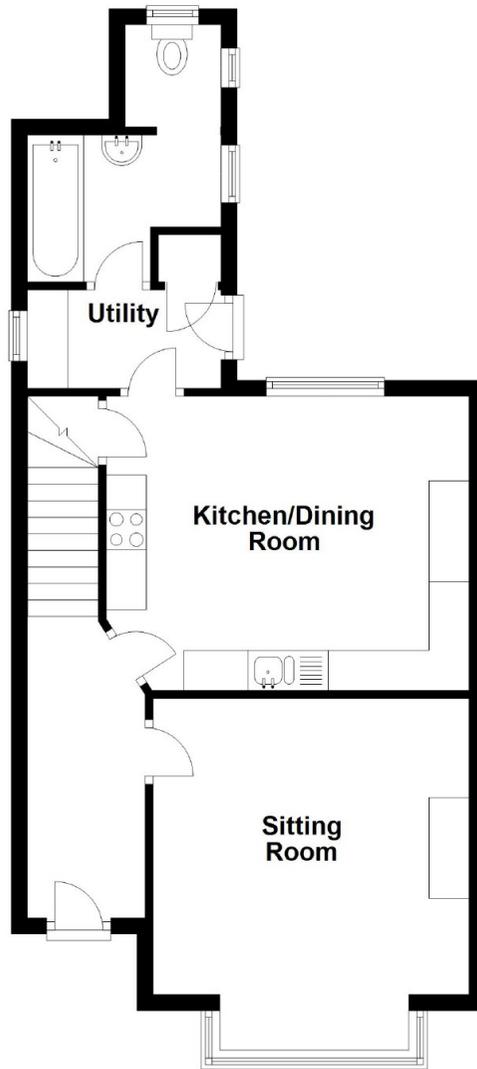




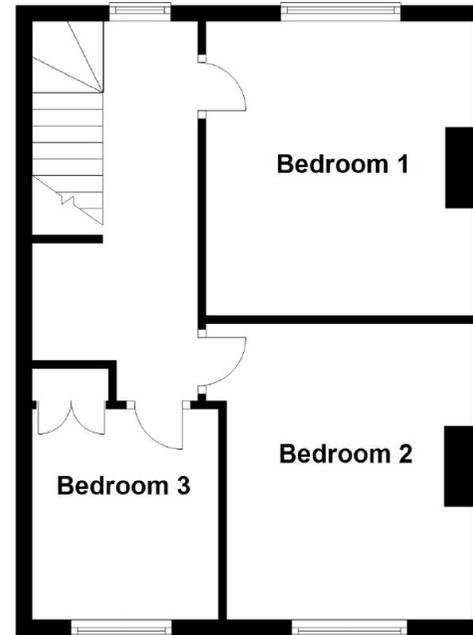




Ground Floor



First Floor



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