

33, Common View

Letchworth Garden City,
Hertfordshire, SG6 1BZ

£375,000

country properties

Introducing a very impressive two-bedroom semi-detached home, presented to a very high standard throughout.

This exceptional two-bedroom home presents a fantastic opportunity to acquire a well-maintained, stylish property in a sought-after area. With its blend of quality finishes, practical layout, and excellent location, it offers the ideal setting to create a happy and comfortable lifestyle. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Ground Floor

Entrance Hall

Impressive entrance hall with stairs to the first floor and galleried landing above. Cupboard housing a gas central heating boiler. Separate store cupboard.

Shower Room

A modern three piece suite comprising a low level wc, wash basin with drawers under and a large shower cubicle with glass doors. Heated chrome towel rail. Luxury LVT flooring. Double glazed window to the side.

Kitchen/Dining Room

12' 0" x 11' 11" (3.66m x 3.63m)
Fitted in a range of matching white gloss units providing ample storage space. Integrated oven and hob with extractor over. Single drainer sink unit. Plumbing for a washing machine and space for a tall fridge/freezer. Large cupboard with space and plumbing for a washing machine and room for a tumble dryer. Luxury LVT flooring. Ceramic splash tiling. Double glazed window and door leading to the rear garden.







Lounge

13' 6" x 12' 0" (4.11m x 3.66m)
A bright and spacious room with a double glazed bay window to the front aspect. Radiator. Tv Point.

Bedroom Two

10' 8" x 8' 7" (3.25m x 2.62m)
Situated on the ground floor. Double room with double glazed window to the rear. Radiator.

First Floor

Galleried Landing

Double glazed window to the side aspect with views across to ST George's steeple. Access to the eaves for storage. Space for a desk or large chest of drawers.

Bedroom One

12' 1" x 12' 0" (3.68m x 3.66m)
Double glazed Velux style window to the rear. Radiator. Access to eaves for storage.

Outside

Front Garden

New block paved driveway for two vehicles. Shrub and flower border and a retaining brick wall.

Rear Garden

A landscaped rear garden with a large patio adjacent to the rear of the property. Gravel pathways and stocked shrub beds. New timber fencing with gated access. Outside water tap. South facing.

Agents Note

Since the EPC was carried out in June 2023 the current owner has totally transformed the property from top to bottom. A brand new gas central heating system was installed in 2025, the electrics have been upgraded and the kitchen and bathroom replaced. The property has been decorated from top to bottom, the garden has been landscaped and the driveway has been block paved.

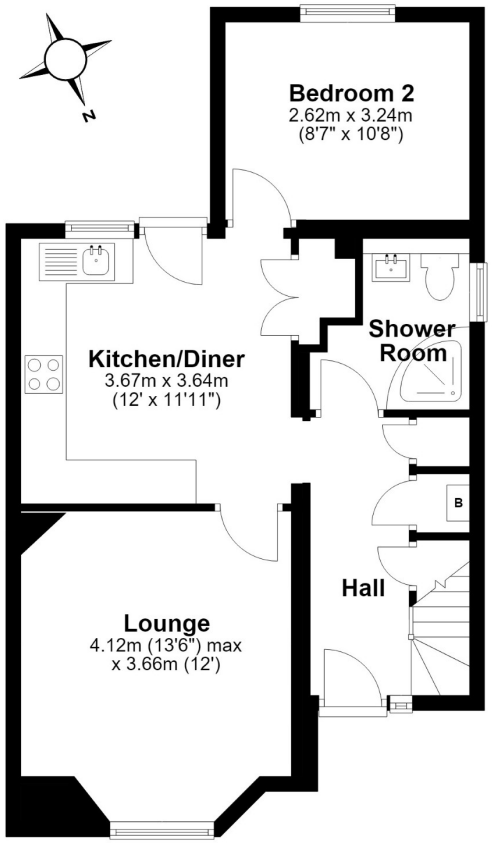






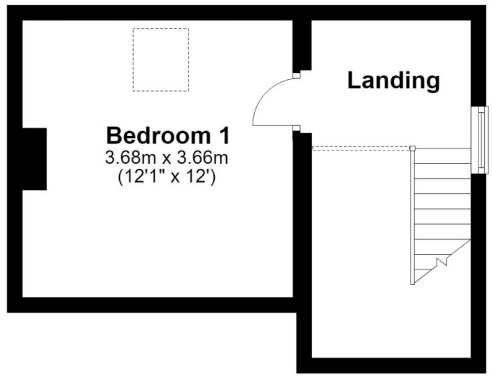
Ground Floor

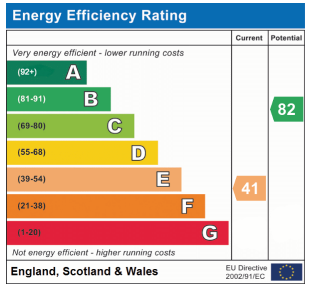
Approx. 51.1 sq. metres (550.3 sq. feet)



First Floor

Approx. 23.6 sq. metres (253.9 sq. feet)





Total area: approx. 74.7 sq. metres (804.2 sq. feet)

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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