

40, Sollershott East

Letchworth Garden City,
Hertfordshire, SG6 3JW

£1,200,000

country properties

Discover this stunning four-bedroom, three-bathroom detached family home, ideally positioned within easy walking distance of the vibrant town centre, train station, and all local amenities.

Situated in a highly desirable area, this property benefits from proximity to a number of popular local schools, making it particularly appealing to families. The nearby town centre offers an array of shops, cafes, and restaurants, while excellent transport links are provided by the train station just a short stroll away. Whether you are commuting to work, enjoying the local community, or taking advantage of the surrounding countryside, this location truly caters to every aspect of modern living.

Externally, the property benefits from a private garden, perfect for outdoor dining, gardening, or simply relaxing in a peaceful setting. There is also off-street parking available, adding to the convenience of this already impressive home. Being freehold and situated within Council Tax Band F, this property represents excellent value and potential for any buyer looking for space, location, and quality.

An internal viewing is highly recommended to fully appreciate the space and quality on offer. Whether you are a growing family, a professional couple, or anyone looking for a well-located detached house with versatile living accommodation, this property offers an exciting opportunity that should not be missed

- Freehold
- Located within easy walking distance of the town centre, train station and all local amenities
- Internal viewing comes highly recommended
- Council Tax Band F
- Sought after location close to a number of popular local schools.







Ground Floor

Entrance Porch

Glazed entrance porch with hardwood door leading to the entrance hall.

Entrance Hall

Stairs to the first floor with large cupboard under. Wood flooring. Radiator.

Study

12' 1" x 10' 4" (3.68m x 3.15m)
Double glazed bay window with built in seating to the front and double glazed window to the side. Radiator. Exposed beamed ceiling.

Dining Room

19' 7" x 10' 11" (5.97m x 3.33m)
Double glazed bay windows to the front and side aspects. Three radiators. Sliding doors leading to the Lounge.

Kitchen

10' 4" x 8' 9" (3.15m x 2.67m)
Fitted in a range of matching units providing ample storage space. Contrasting tiled walls. One and a half bowl single drainer sink unit. Integrated double oven and five ring gas hob with extractor over. Double glazed window to the side aspect. Open plan through to the Breakfast Area.

Breakfast Area

9' 0" x 8' 5" (2.74m x 2.57m)
Space for a breakfast table. Radiator. Sliding glazed door leading to the Lounge.

Cloakroom

Comprising a low level wc.

Utility Room

Fitted in a range of storage units. Single drainer sink unit. Plumbing for a washing machine. Space for a fridge. Tiled floor radiator. Large store/pantry. Door to the side. Double glazed door and window leading to the rear porch.

Rear Porch

Double glazed windows and door overlooking the rear garden. Personal door leading to the garage.







Lounge

20' 2" x 16' 8" (6.15m x 5.08m)
A real feature of the property is the spacious lounge with huge sliding patio doors overlooking the rear garden. Double glazed window to the side. TV point. Radiator. Bespoke fitted wall unit with shelving and cupboard space.

First Floor

Landing

Airing cupboard housing the hot water tank. Separate large store cupboard.

Bedroom One

14' 5" x 13' 9" (4.39m x 4.19m)
Dual aspect with double glazed window overlooking the rear garden and double glazed window to the side. Radiator. Door leading to the dressing room.

Dressing Room

6' 10" x 5' 10" (2.08m x 1.78m)
Double glazed window to the side aspect.

En-Suite Bathroom

A luxury four piece suite comprising a low level wc, bidet, wash basin and panelled Jacuzzi bath with shower and glass screen. Tiled splash areas. Double glazed window to the side aspect.





Bedroom Two

14' 8" x 10' 11" (4.47m x 3.33m)
Double glazed window to the front aspect. Radiator. Fitted double wardrobe with mirrored doors.

En-Suite Shower

Comprising a large double shower with glass screen and a vanity wash basin with cupboards under. Heated chrome towel rail. Tiled splash areas.

Bedroom Three

11' 3" x 10' 4" (3.43m x 3.15m)
Double glazed window to the front aspect. Radiator. Fitted double wardrobe with mirrored doors.

Bedroom Four

9' 0" x 8' 5" (2.74m x 2.57m)
Double glazed window to the front aspect. Radiator. Large overstairs cupboard.

Main Bathroom

Three piece suite comprising a low level wc and wash basin with cupboard under. Panelled bath. Radiator. Tiled floor and splash areas.

Outside

Front Garden

Access is via an electronic five bar gate 40 Sollershott East is set back from the road. The front garden is laid mainly to lawn with mature shrubs and trees. There is parking for numerous vehicles. Gated access to the rear garden.

Garage and Car Port

16' 0" x 12' 7" (4.88m x 3.84m)
A large garage with power and light. To the side is a car port.

Rear Garden

A large patio area adjacent to the rear of the property. The remainder is laid to lawn with mature trees and shrubs. Decked area with pergola and climbing plants. Hedging. Large timber shed. Outside lighting.

Agents Note

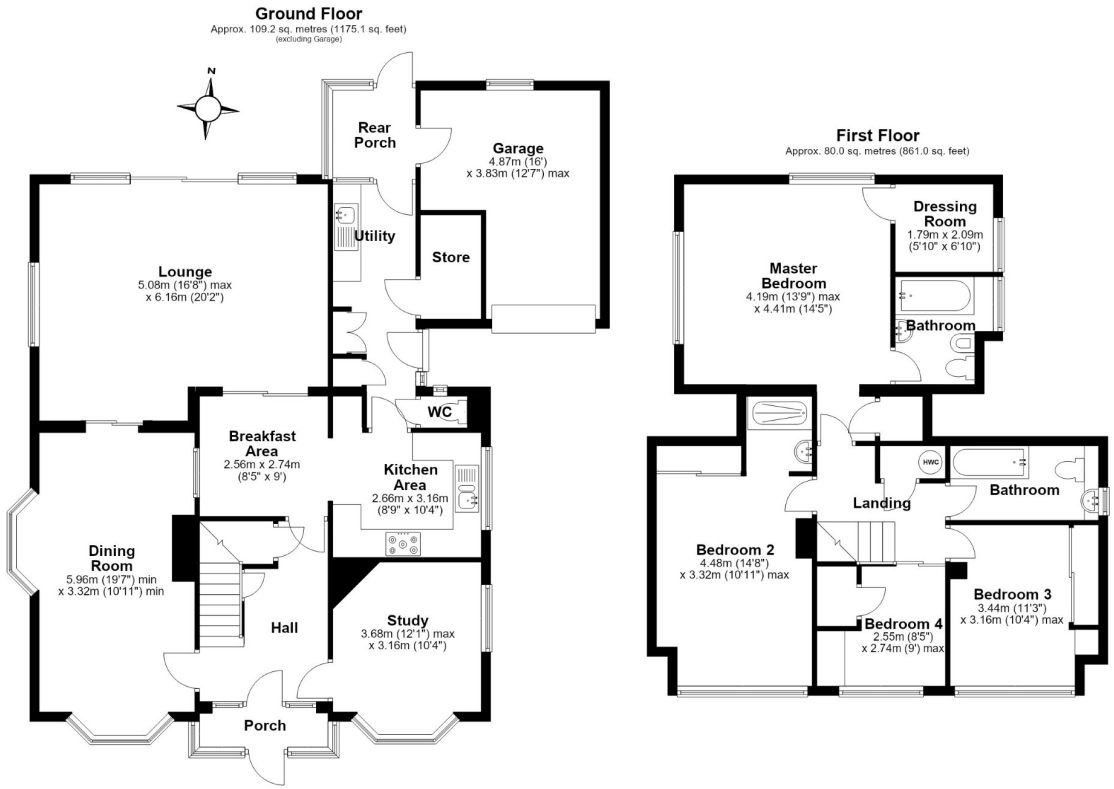
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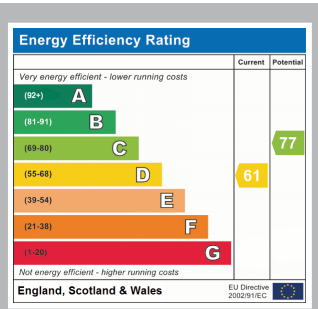








Total area: approx. 189.2 sq. metres (2036.1 sq. feet)



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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