



Hancock's Estates

With you every step of the way



79 Howard Drive, Letchworth Garden City, SG6 2BU
Offers over £525,000 Freehold





79 Howard Drive

Letchworth Garden City, SG6 2BU

- Mature Semi-Detached Home
- Three Bedrooms
- Separate WC and Bathroom
- Sought After Lordship Estate
- Much Loved Home of 57 Years
- Ample Driveway Parking & Garage
- Established 54ft East Facing Garden
- Refitted Worcester Gas Boiler 2022
- Superb Extension Potential (STP)
- Available with No Forward Chain

Last available 57 years ago and located on the established and sought after Lordship Estate, this mature semi detached home offers fantastic potential to extend and develop, subject of course to relevant planning approval.

A large frontage provides parking for numerous vehicles and a lovely 54ft rear garden forms part of the total 130ft plot.

Local schools are within walking distance and the A1 is only a short 1 mile drive away.

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Entrance Hall	
Kitchen	9'8" x 8'0" (2.95m x 2.44m)
Dining Area	9'8" x 9'6" (2.95m x 2.90m)
Living Room	16' x 11'8" max (4.88m x 3.56m max)
Sun Room	15'5" x 7'1" (4.70m x 2.16m)
Landing	
Bedroom 1	16' x 9'10" (4.88m x 3.00m)
Bedroom 2	10'10" x 8'10" (3.29m x 2.70m)
Bedroom 3	10'10" x 6'10" (3.29m x 2.08m)
Separate WC	
Bathroom	
Drive	40ft deep (12.19mft deep)
Garage	16'8 x 9' (5.08m x 2.74m)



Rear Garden

54ft long (16.46mft long)

Agents Notes

Council Tax Band D (£2413.98 2026/ 2027)

Boiler replaced by British Gas in June 2022 with 'Worcester' condensing combination appliance.

Replacement consumer unit January 2021

About The Area

The pleasant town centre offers a good selection of cafés and restaurants plus supermarkets, cinema, swimming pool and leisure facilities.

The railway station provides regular direct services to London King's Cross with the A1 being easily accessible.

Carefully Selected Services

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

Precise Location

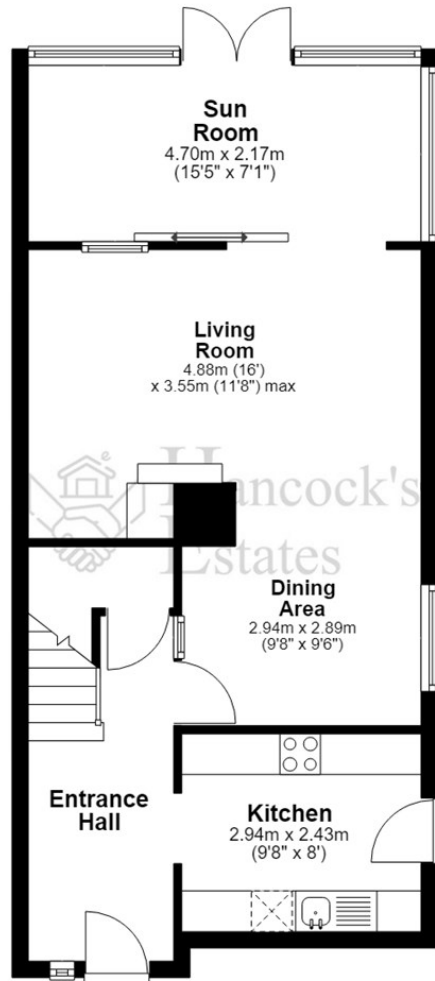
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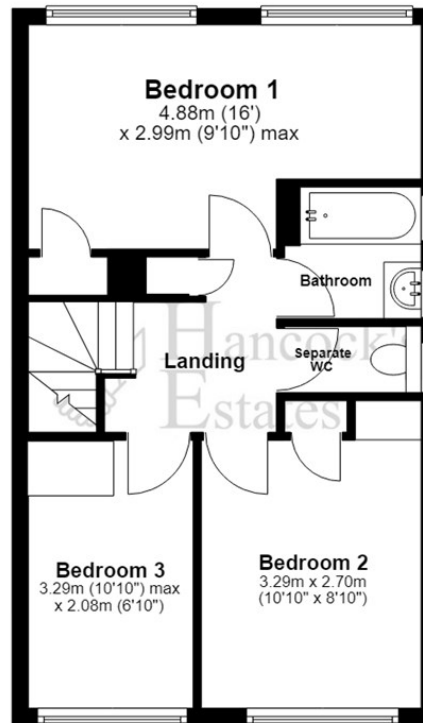
Ground Floor

Approx. 52.0 sq. metres (559.6 sq. feet)

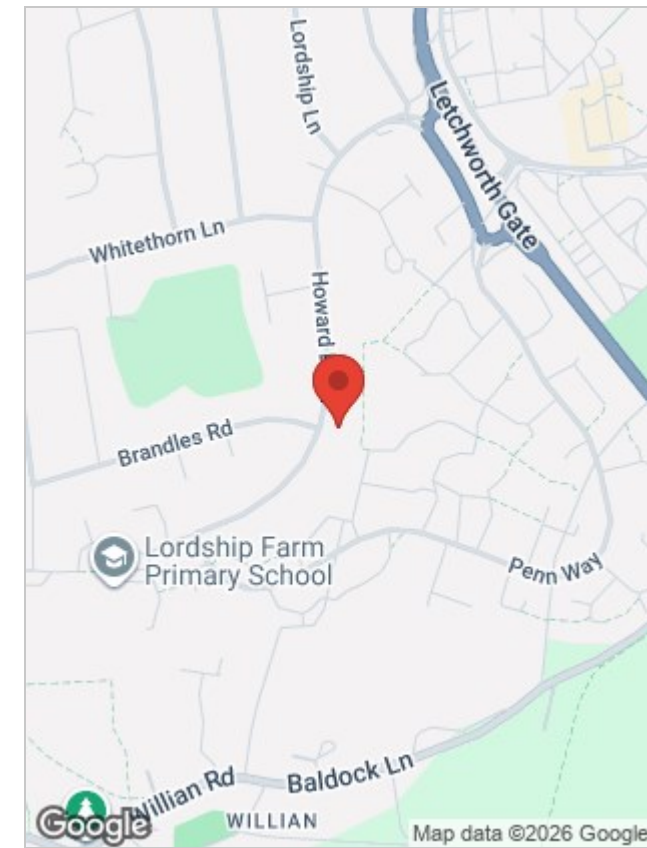


First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 95.0 sq. metres (1022.7 sq. feet)



For GPS direction please follow **SG6 2BU**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	78
	EU Directive 2002/91/EC	