



Green Lane, Letchworth Garden City, SG6 1EQ  
Offers over £450,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS



**\*\*\* OPEN HOUSE ON SATURDAY THE 10/5/2025 FROM 9.30 AM TO 11.30 AM. TO REGISTER PLEASE CONTACT THE BRANCH. ALL VIEWERS NEED TO REGISTER PRIOR TO THE EVENT\*\*\***

We are delighted to bring to the market this three bedroom end of terrace family home offering over 1000sqft of accommodation.

Downstairs the property has two good sized reception rooms with a 14'6 lounge and a 11'9 dining room. The kitchen is also a good size at 17'. A downstairs W.c completes the ground floor accommodation.

Upstairs there are two good sized double bedrooms and a good sized single. A real bonus is the study/office which is great for those wishing to work from home. A larger than average four piece bathroom completes the upstairs accommodation.

Its right to mention the large loft space as this could make for a further bedroom (subject to the necessary permissions being obtained) as at 16' x 14' it really is a great space.

Outside you have a corner plot that offers three separate sections of garden including a lawned area and courtyard area. There is gated access offering parking for 4/5 cars. There is a garage with power and lighting.

Letchworth Garden City is home to the UK's First Roundabout and is the original Garden City` offering residents the best of town and country living. The Town Centre is easily accessible boasting a wide variety of civic and recreational amenities, along with a good range of shopping facilities. There is excellent local schooling, and for commuters there is a mainline train station which connects to London Kings Cross, and excellent links to major roads particularly the A1M. The property is located within walking distance of the town centre.

**\*\*\*CHAIN FREE\*\*\***

**Entrance**

**Entrance Hall**

**Lounge**

14'6 x 13'8 (4.42m x 4.17m)







**Dining Room**  
11'5 x 11'9 (3.48m x 3.58m)

**Kitchen**  
17'5 x 8'2 (5.31m x 2.49m)

**W.c**

**First Floor**

**Landing**

**Bedroom One**  
11'9 x 11'7 (3.58m x 3.53m)

**Bedroom Two**  
11'8 x 11'6 (3.56m x 3.51m)

**Bedroom Three**  
8'2 x 7'4 (2.49m x 2.24m)

**Study/Office**  
8'2 x 4'9 (2.49m x 1.45m)

**Bathroom**

**Loft Space**  
16'2 x 14'2 restricted head height (4.93m x 4.32m restricted head height)

**Outside**

**Garden**

**Garage**

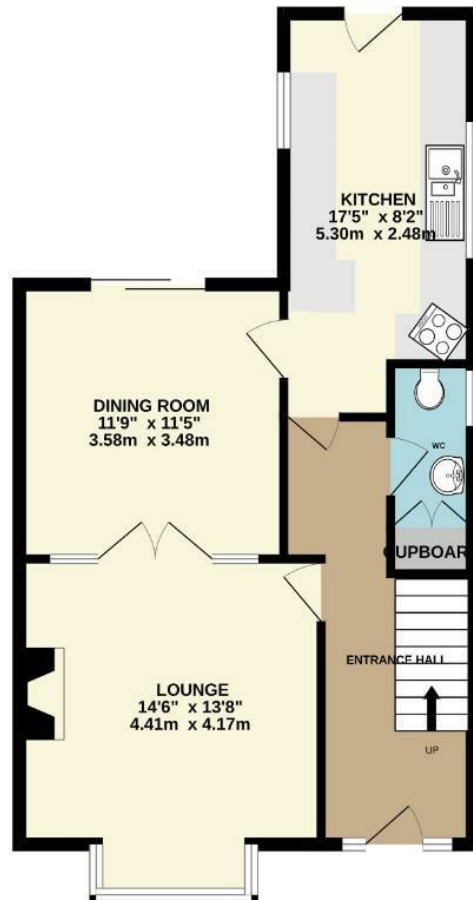
**Driveway**

**Agents Note**





GROUND FLOOR  
575 sq.ft. (53.5 sq.m.) approx.

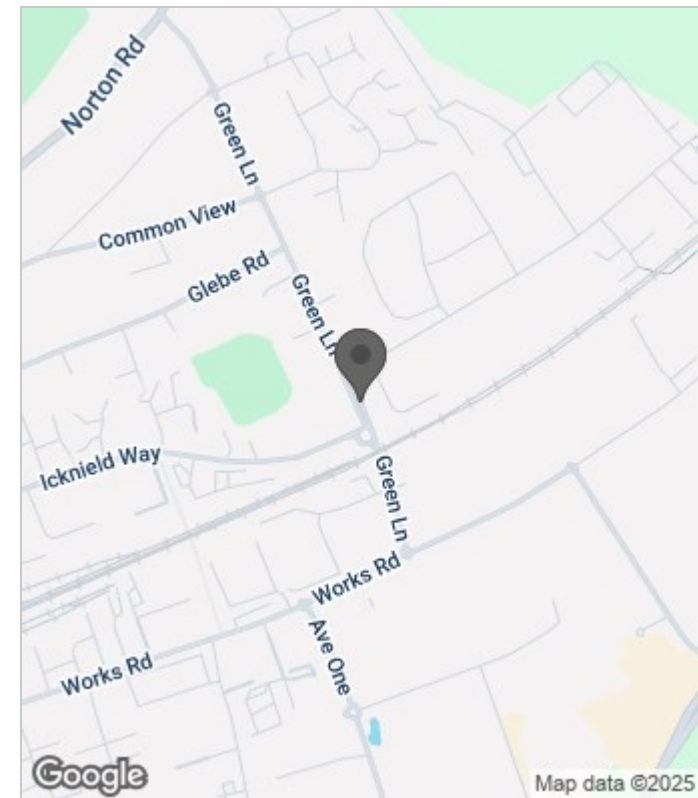


1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2025



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.