



42 GREEN LANE  
LETCHWORTH GARDEN CITY



**42 Green Lane**  
Letchworth Garden City  
Hertfordshire SG6 1EA

Guide Price £600,000

VIEWINGS TO COMMENCE 3rd MAY 2025

An early garden city detached home located in this desirable, established leafy locations. A carriage driveway opens up to the house with adjacent garage with a plot of approx 1/4 acre. Generous well stocked gardens to front and rear incorporating numerous useful storage buildings and workshop ideal for hobbies. The house offers extended ground floor accommodation with two bedrooms and a bathroom on the first floor.

This property offers considerable potential to extend (STPP) If required along with fabulous gardens for those with green fingers.

CHAIN FREE PROBATE SALE.

### Viewing

By appointment with Norgans Estate Agents.



## THE ACCOMMODATION COMPRISSES

### ON THE GROUND FLOOR

#### STORM PORCH

With entrance door opening to;

#### RECEPTION HALL

9'10" x 5'10" (3 x 1.8)

Plus stairs to first floor. Radiator. Window to front.

#### CLOAKROOM

White W.C. Wash hand basin. Window to side.

#### LIVING ROOM

30'2" x 12'1" (9.2 x 3.7)

Reducing to 10'2". Partially divided into 3 areas. Central fireplace. Three radiators. Bay window to front. Serving hatch. French doors to side garden room. Side window and French doors to rear garden.

#### BREAKFAST AREA

6'10" x 6'6" (2.1 x 2)

Quarry floor tiles. Radiator. Window to rear.

#### KITCHEN

13'5" x 6'2" (4.1 x 1.9)

Fitted with a range of floor and wall mounted cupboards. Beige counter tops. Quarry floor tiles. 1 1/2 bowl sink unit with plumbing for automatic washing matching. Gas cooker point. Main Eco Elite central heating boiler (not tested). Door to side. Porch window to side.

#### GARDEN ROOM

23'11" x 8'6" (7.3 x 2.6)

Tiled floor. Timber frames. Radiator. Door to rear garden.

### ON THE FIRST FLOOR

#### LANDING

Doors to;

#### BEDROOM ONE

11'5" x 9'10" (3.5 x 3)

Plus extensive range of wardrobes. Radiator. Dual aspect windows.

#### BEDROOM TWO

13'9" x 9'6" (4.2 x 2.9)

Reducing to 6'2" Plus range of fitted wardrobes. Radiator. Dual aspect windows. Fixed ladder to large loft.

#### BATHROOM

12'9" x 6'6" (3.9 x 2)

Fitted with bath, Low Level W.C. Vanity wash hand basin. Radiator. Window to rear. Airing cupboard.

#### OUTSIDE

#### AT THE FRONT

Gravelled carriage driveway sweeping round to front of property. GARAGE to side of house. Gated access to rear to both sides of house. Shepherds hut. Well. Mature trees, plants and shrubs.

#### AT THE REAR

Extensive patio area adjacent to property. Part covered to side. Lawned area. Avenue of fruit trees with central path leading to numerous workshop and storage sheds screened from back of house.

#### COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

#### FLOOR AREA

Approx 94qm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

#### EPC RATING

Current: E

Potential: B

#### FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

#### PROBATE

Please be advised that this is a probate sale. As at 22nd April 2025 we understand that the Executors are currently preparing the probate application for submission.

#### SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

#### TENURE - FREEHOLD

We are advised that this property is Freehold.

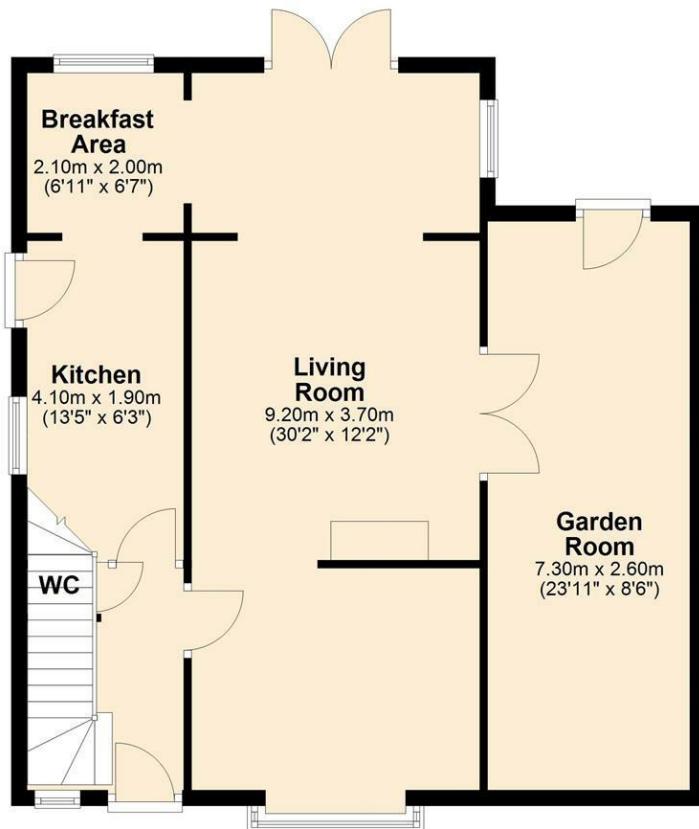
#### VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: [hitchin@norgans.co.uk](mailto:hitchin@norgans.co.uk))

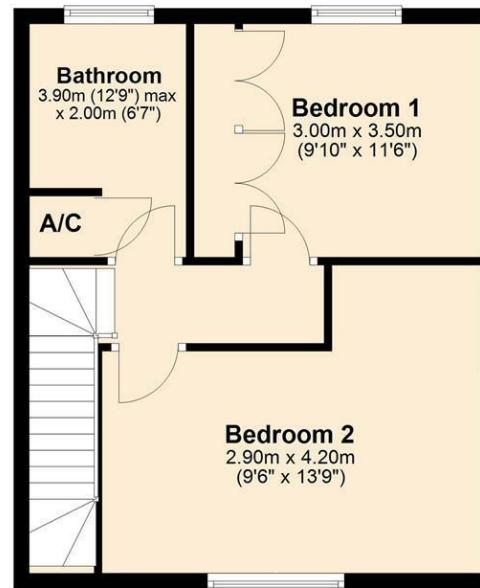




### Ground Floor



### First Floor



Woodstock, 42 Green Lane, Letchworth



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