



# 128, Icknield Way

Letchworth Garden City,  
Hertfordshire, SG6 4AW

Offers in Excess of **£450,000**

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properties

Extended three bedroom semi detached home located within walking distance of the town centre, train station and a number of popular schools. Offered with vacant possession and no upper chain. On the ground floor is a fitted kitchen/breakfast room with integrated double oven and induction hob, spacious lounge and a separate dining room overlooking the garden. The family bathroom is also on the ground floor. Upstairs are three double bedrooms, one with a dressing area and separate WC. Externally are mature gardens, a single garage and workshop.

## Ground Floor

### Entrance Hall

Stairs to the first floor. Storage cupboard.

### Bathroom

Large corner panelled bath, wc and wash basin. Window to the side aspect.

### Lounge

15' 7" x 10' 4" (4.75m x 3.15m)  
Double glazed bay window to the front aspect. Feature fireplace. Laminate flooring. Multi paned double doors leading to the kitchen/breakfast room.

### Kitchen/Breakfast Room

17' 0" x 11' 5" (5.18m x 3.48m)  
Fitted in a range of matching base and eye level units providing ample space. Single drainer sink unit with mixer taps. Integrated induction hob and double oven. Plumbing for a washing machine. Tiled floor. Double glazed window to the side and door to the garden. Multi paned double doors to the dining room.

### Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)  
Tiled floor. Double glazed window to the rear and double glazed sliding patio doors to the garden.

## First Floor

### Landing

Doors to all rooms.

### Bedroom One

22' 5" x 10' 10" (6.83m x 3.30m)  
Dual aspect with double glazed windows to the side and rear. Radiator. Laminate floor. Large dressing area with fitted wardrobes.

### Bedroom Two

13' 7" x 10' 10" (4.14m x 3.30m)  
Double glazed window to the front aspect. Radiator. Fitted wardrobes and matching furniture. Laminate floor.

### Bedroom Three

9' 2" x 5' 6" (2.79m x 1.68m)  
Double glazed window to the rear aspect. Radiator. En-suite shower cubicle.



### Separate Wc

Comprising a low level wv and a wash basin. Window to the front aspect.

### Outside

#### Front Garden

Mainly paved with various shrubs and trees. Gated access to the rear garden.

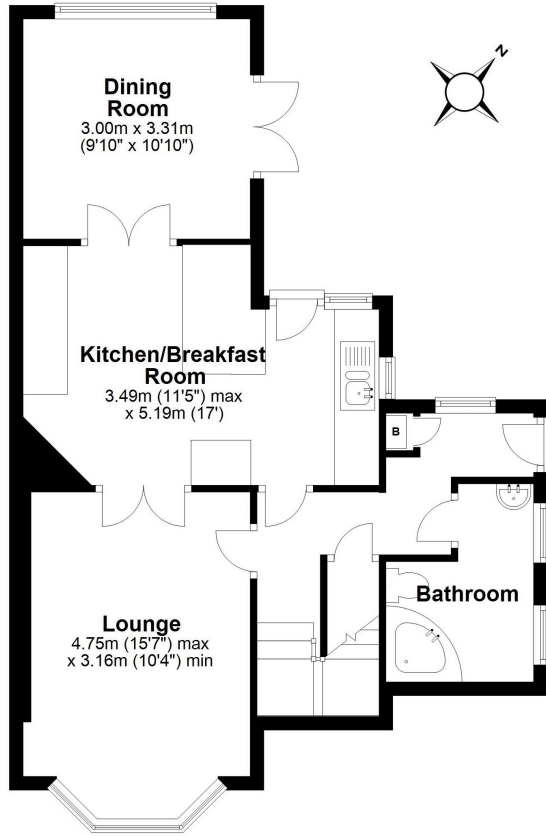
#### Rear Garden

Patio area adjacent to the rear of the property with an ornamental pond. Steps leading up to a lawned area with mature shrubs and trees. Personal door to large workshop and garage. Gated access to the rear.

#### Garage

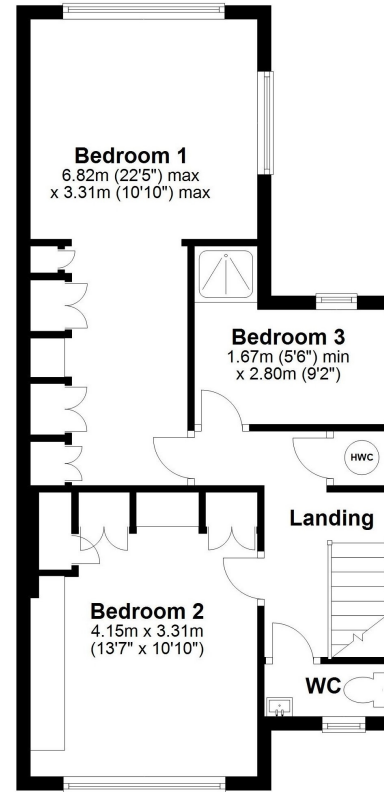
Single garage with an up and over door. Attached to the side is a similar sized workshop.





**Ground Floor**

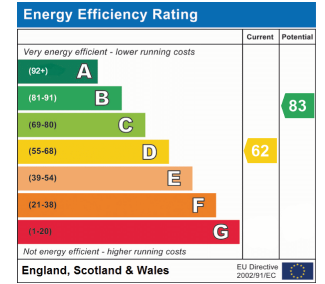
Approx. 56.3 sq. metres (606.2 sq. feet)



**First Floor**

Approx. 47.8 sq. metres (514.1 sq. feet)

Total area: approx. 104.1 sq. metres (1120.3 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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