



Romany Close, Letchworth Garden City, Hertfordshire. SG6 4JZ





## 3 Bedroom Semi-Detached House

### £465,000 Freehold

Offered to the market chain free and located in a quiet cul-de-sac close by to countryside walks, this well presented three bedroom semi-detached property boasts a sunny, non-overlooked rear garden, garage, and private driveway. Within walking distance to town and the mainline station, this property makes for the Ideal family home with generous living space throughout.



- CHAIN FREE
- Freehold
- Semi-detached property
- Separate cloakroom
- Garage and driveway
- Enclosed rear garden
- Cul-de- sac location
- Close to countryside
- 15 minute walk to town and mainline station
- EPC rating D. Council tax band D

**Ground Floor:****Porch:**

Abt. 6' 0" x 7' 5" (1.83m x 2.26m) Laminate flooring. Radiator. Double glazed window to front aspect. Front door. Door to entrance hall. Space for appliances.

**Cloakroom:**

Lino flooring. WC. Wash basin with vanity unit. Pocket door.

**Living Room:**

Abt. 14' 1" x 10' 2" (4.29m x 3.10m) Carpet. Radiator. Double glazed window to front aspect. Internal door to kitchen/diner.

**Kitchen/Diner:**

Abt. 9' 3" x 16' 9" (2.82m x 5.11m) Tiled floor. Radiator. Sliding door to conservatory. Breakfast bar. Worktops with a range of wall and base mounted units. Extractor. Space for cooker, fridge/freezer and dishwasher. Double glazed window to rear aspect.

**Conservatory:**

Abt. 5' 5" x 9' 5" (1.65m x 2.87m) UPVC double glazed with garden aspect and French doors to garden. Laminate flooring.

**First Floor:****Bedroom One:**

Abt. 11' 9" x 9' 5" (3.58m x 2.87m) Carpet. Radiator. Double glazed window to front aspect.

**Bedroom Two:**

Abt. 11' 5" x 8' 2" (3.48m x 2.49m) Carpet. Radiator. Double glazed window to rear aspect. Fitted wardrobes and overhead cabinets.

**Bedroom Three:**

Abt. 8' 5" x 8' 2" (2.57m x 2.49m) Carpet. Radiator. Double glazed window to front aspect. Built-in cupboard.

**Bathroom:**

Lino flooring. Tiled walls. Double glazed privacy window to rear aspect. Bath with mixer tap. WC. Wash basin. Walk-in shower with wall mounted head and glass screen. Fitted wall mounted storage units.

**Outside:**

**Front Garden:**

Driveway leading to garage. Raised beds planted with shrubs and slate bed. Path leading to front porch.

**Rear Garden:**

Non-overlooked to rear and in a sunny position. Mostly laid to lawn with planted flower borders and patio/seating space to rear and shingle seating area to rear of conservatory with step leading to lawn. Gated access enclosed with fencing and wall to rear. Side access to garage.

**Garage and Driveway:**

Garage Abt. 17'9 x 9'3" (5.41m x 2.82m) Flat roof garage with up and over door to front and side door from garden. Parking for multiple cars directly to front with on road parking also available.

**Additional Information:**

**Agents Note:**

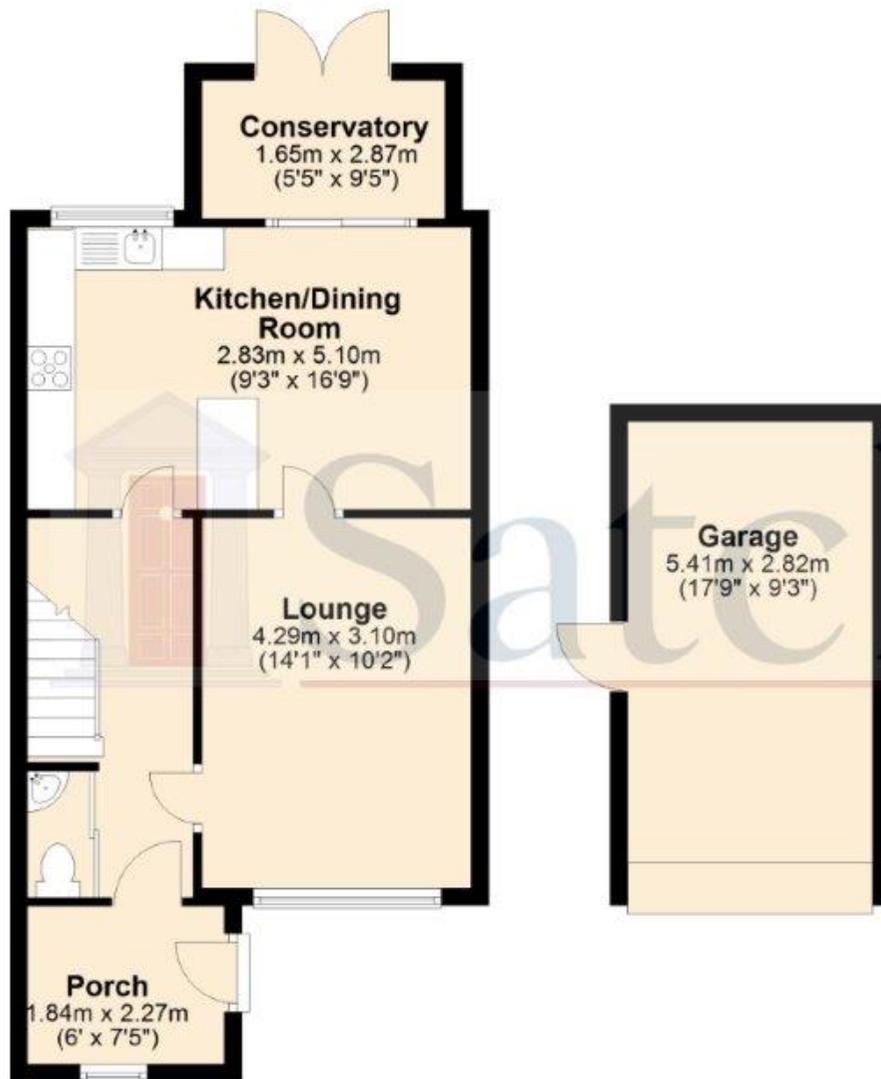
Draft details yet to be approved by the vendor and maybe subject to change.



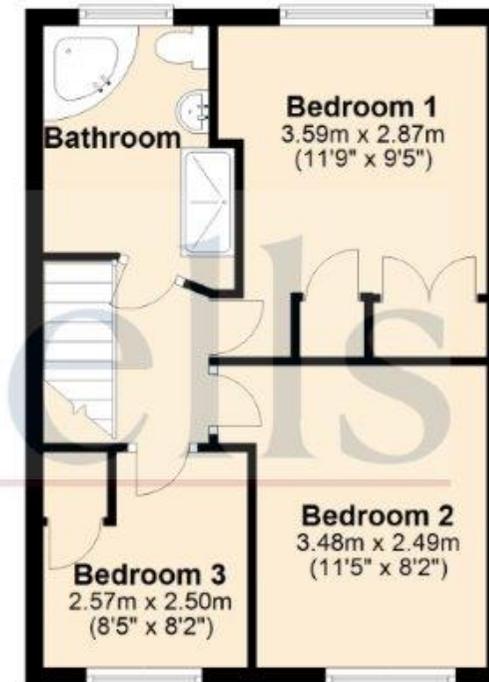


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.