



40 Station Road, Letchworth Garden City, Hertfordshire. SG6 3BE





3 Bedroom End of Terrace House

£450,000 Freehold

Offered to the market CHAIN FREE, this early Garden City three bedroom END-TERRACE character cottage located centrally to Letchworth town centre. Offering bright and spacious accommodation, this property further benefits from an enclosed rear garden and garage. Designed by the renowned 'Parker & Unwin'.

- Town centre location
- CHAIN FREE
- Three good sized bedrooms
- Near double width garage
- Bright and spacious
- Modern fitted kitchen and bathroom
- Enclosed rear garden
- Feature fireplaces
- FREEHOLD
- Awaiting EPC. Council tax band D

Ground Floor:

Entrance Hall:

Engineered wood flooring. Radiator. Stairs to first floor. Cloakroom.

Cloakroom:

Tiled floor. Part tiled walls. Privacy window to rear. WC. Wash basin.

Living Room:

Engineered wood flooring. Radiator. Window to side aspect. Electric fire.

Dining Room:

Engineered wood flooring. Radiator. Window to front aspect. Door to kitchen. Bay window to front aspect.

Kitchen:

Laminate flooring. Two windows to rear aspect. Upvc door to rear garden. Radiator. Worktops with a range of wall and base mounted units and tiled splashback. Integrated oven, gas hob, extractor sink and drainer. Boiler. Plumbed appliances. Space for breakfast table or utility area.

First Floor:

Bedroom One:

Engineered wood flooring. Radiator. Window to front aspect. Fireplace. Built in wardrobes.

Bedroom Two:

Engineered wood flooring. Radiator. Window to front aspect. Fireplace.

Bedroom Three:

Engineered wood flooring. Radiator. Window to rear aspect. Fireplace.

Shower Room:

Tiled flooring. Part tiled walls. Heated towel rail. Privacy window to rear aspect. Level access shower with glass screen. Bidet. Low level WC. Wash basin with vanity unit.

External:

Front Garden:

Walled to front with a pathway leading to front door and covered porch. Established hedging and small lawn.

Rear Garden:

Mostly laid to lawn with side access and direct access through to garage at the rear. Garden shed. Planted and established borders. Enclosed with fencing. Composite decking area directly to rear of property.

Garage:

Garage en-bloc to rear of property. Access to/from garden. Near double-width so ideal for parking the car inside.

Additional Information:**Agents Note:**

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

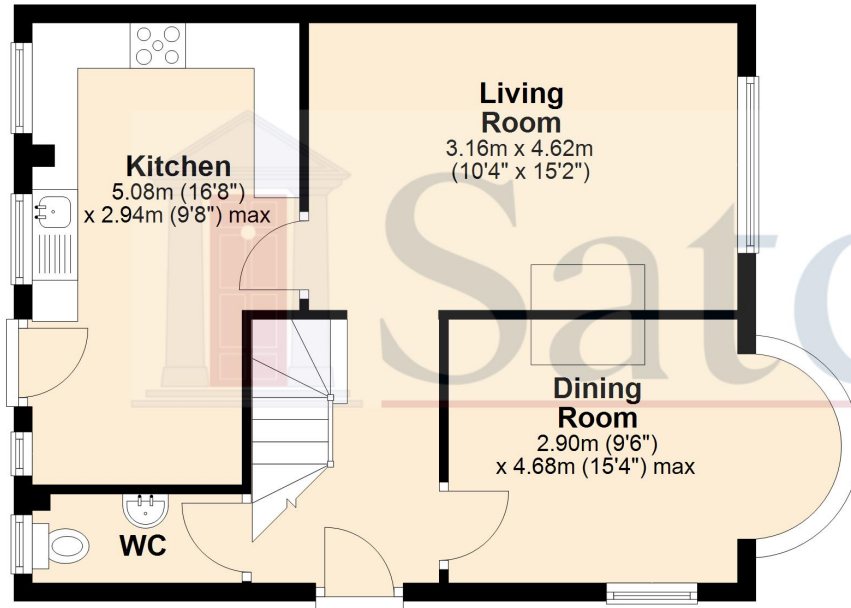




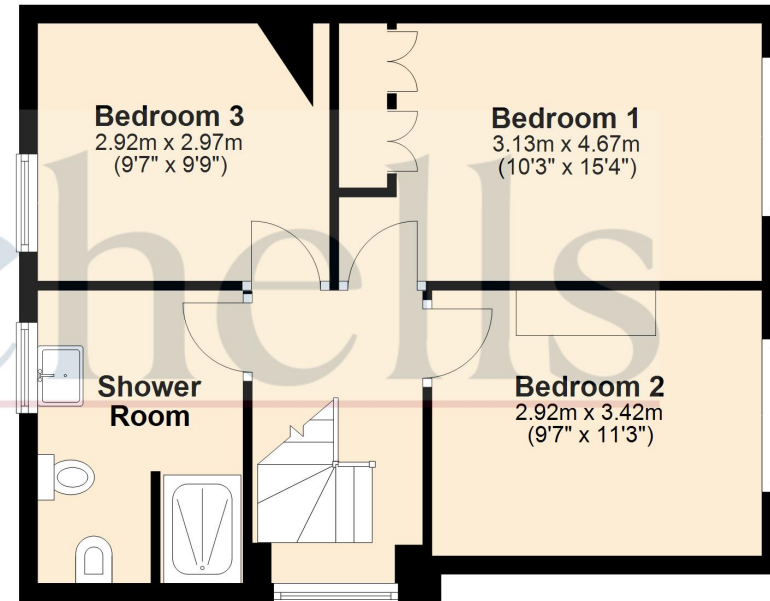
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



Total area: approx. 96.4 sq. metres (1038.1 sq. feet)

For illustrative 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.