



Waysbrook, Letchworth Garden City, Hertfordshire. SG6 2DW







## 3 Bedroom Detached House

### Offers in Excess of £600,000 Freehold

Located on the sought after 'Lordship Estate', this THREE bedroom DETACHED property boasts open living spaces and sits opposite green space. Complete with large 110ft South West facing garden, the property further benefits from a large driveway for up to FIVE cars as well as a garage. Fantastic scope to extend STPP!

- Freehold
- Three bedroom detached
- Garage and driveway for 5 cars
- Overlooking green space
- Potential to extend STPP
- Easy access to A1
- 110ft south west facing rear garden
- Sought after Lordship area
- Perfect family home
- EPC rating E. Council tax band E

## **Ground Floor**

### **Porch:**

Upvc door and window to front aspect. Wood panelling. Quarry tiled floor.

### **Hallway:**

Under stairs cupboard. Radiator. WC. Carpet

### **Living Room:**

Carpet. Upvc french doors leading to patio area. Gas fire. Radiator. Wall lights.

### **Dining Room:**

Double glazed french doors. Wall lights. Parquet flooring.

### **Kitchen:**

Pvc double glazed window to front aspect. Fitted kitchen with a range of wall and base units comprising cupboards and drawers with roll top work surfaces over. Stainless steel sink and drainer. Tiled splash backs. Electric cooker. Extractor fan. Spot lights. Door to driveway. Plumbed appliances.

### **WC:**

Single glazed window to front aspect. Suite comprising low level WC and wash hand basin. Wall mounted gas central heating boiler. Vinyl flooring.

## **First Floor**

### **Landing:**

Upvc double glazed window to front aspect. Airing cupboard housing water cylinder. Wall lights. Access to fully boarded loft.

### **Bedroom One:**

Dual aspect upvc double glazed windows to side and rear. Wood laminate flooring. Radiator.

### **Bedroom Two:**

Window to rear aspect. Wood laminate flooring. Radiator.

### **Bedroom Three:**

Dual aspect with upvc double glazed windows to front and side. Carpet flooring. Radiator.

### **Bathroom:**

Dual aspect with upvc double glazed windows to front and side. Fully tiled with suite comprising separately plumbed shower and pedestal wash hand basin. Shaver point. Light. Vinyl flooring. Radiator.

### **Separate WC:**

Upvc double glazed window to front aspect. Low level wc.



## Outside

### Garden:

Mostly laid to lawn, the garden features a large patio/seating area as well as a covered 'bar' area. Planted and established borders provide privacy with the back third of the garden is planted with established trees providing a woodland area. A garden pond with established planting give a tranquil feel.

### Driveway:

Concrete driveway with path leading to door and garden. Parking for up to five cars.

## Garage:

Approx 19' 4" x 8' 3" (5.89m x 2.51m) With metal up and over door with power and lighting. Window to side aspect.

## Agents Note:

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





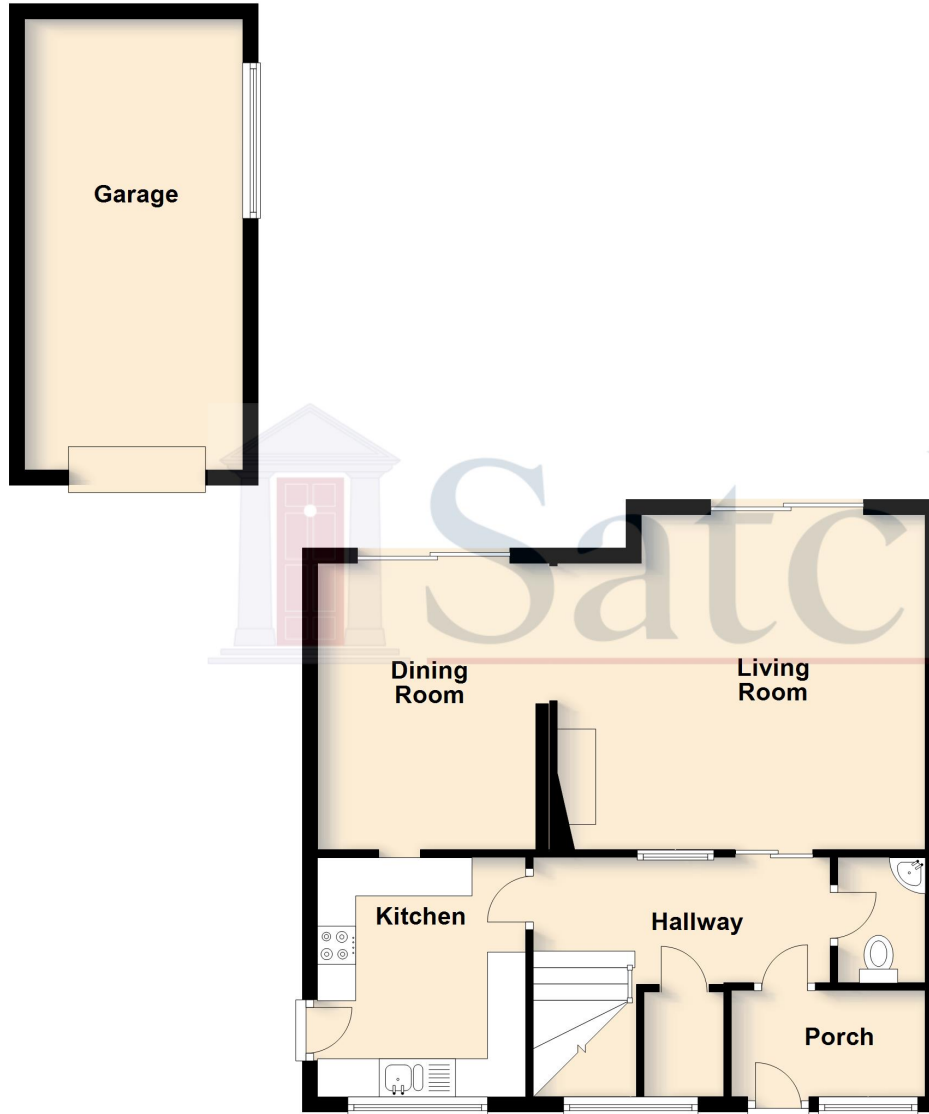


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

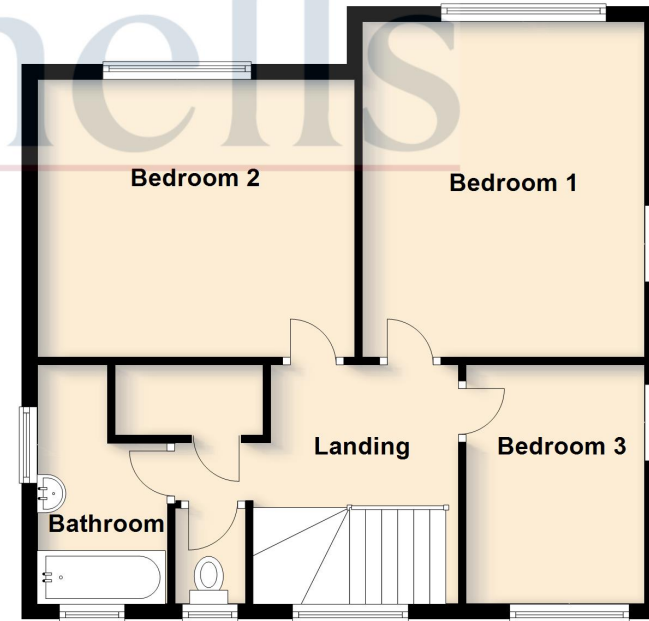




## Ground Floor



## First Floor



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.