



# 163, Grange Road

Letchworth Garden City,  
Hertfordshire, SG6 4LT

Offers in Excess of £525,000

country  
properties

An extended three bedroom bay fronted semi detached house with addition living accommodation on the ground floor. Internal viewing comes highly recommended to fully appreciate this spacious family home.

On the ground floor there is a lounge, sitting room leading to the rear garden a dining room, fitted kitchen with integrated oven and hob. Ground floor shower room and a games room converted from the garage. Upstairs are three bedrooms and a family bathroom. At the front of the property is a block paved driveway with space for numerous vehicles and at the rear is a large rear garden approx. 60ft in length.

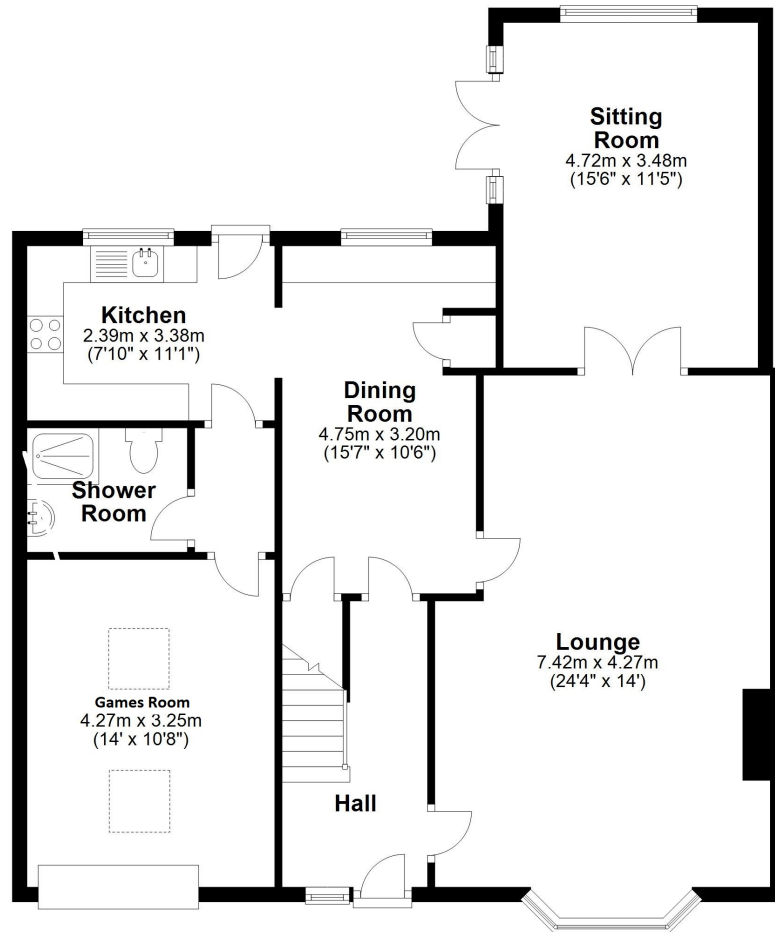
- Located within easy walking distance of local shops and popular schools.
- Lounge, dining room and sitting room.
- Fitted kitchen with integrated appliances.
- Ground floor shower room.
- Off road parking for a number of vehicles.
- Approx. 60ft rear garden.
- Freehold.
- Council Tax Band D : £2,096.09pa



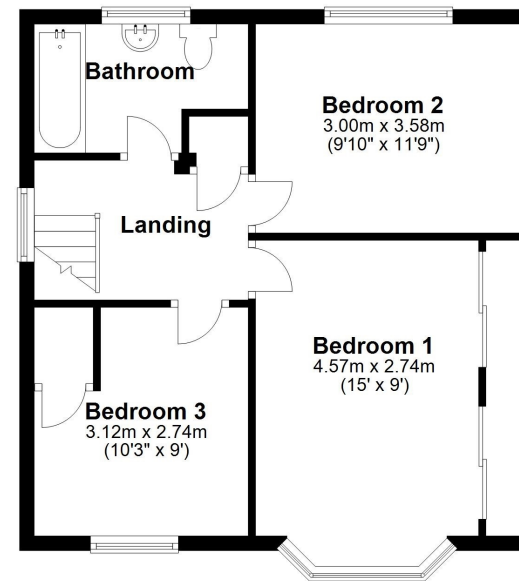




## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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