



12, Swanstand

Letchworth Garden City,
Hertfordshire, SG6 2QJ
£300,000

country
properties

Spacious 3 bedroom mid-terrace home with open plan ground floor accommodation. The property is within easy walking distance of local shops and schools and it conveniently located on a local bus route. On the ground floor is an entrance hall that leads to the dining area, lounge area and kitchen which has a spacious open plan feel. There is also a ground floor cloakroom. Upstairs are three good size bedrooms and a family bathroom. Outside there is a front garden and a private rear rear garden with gated access. The property also benefits from gas central heating and double glazed windows.

Ground Floor

Entrance Porch

Door leading to the entrance hall

Entrance Hall

Stairs to the first floor. Open plan leading to the accommodation.

Lounge/Dining Room

21' 0" x 12' 11" (6.40m x 3.94m)

Double glazed window to the front aspect. TV point. Wood flooring. Open plan leading to the dining area with space for a table.

Kitchen

9' 9" x 9' 0" (2.97m x 2.74m)

Fitted in a range of matching base and eye level units with ample work top space. Integrated oven and hob with extractor over. Plumbing for a dishwasher and washing machine. Single drainer twin bowl sink unit. Wood flooring. Double glazed window to the rear aspect.

Rear Hallway

Large understairs store cupboard. Door leading to the rear garden.

Cloakroom

Comprising a low level wc and wash basin. Double glazed window to the rear aspect.

First Floor

Bedroom One

13' 10" x 9' 11" (4.22m x 3.02m)

Double glazed window to the front aspect.

Bedroom Two

14' 0" x 8' 10" (4.27m x 2.69m)

Double glazed window to the rear aspect.

Bedroom Three

10' 0" x 6' 11" (3.05m x 2.11m)

Double glazed window to the front aspect.

Bathroom

Three piece suite comprising a low level wc, wash basin and panel bath. Double glazed window to the rear aspect.



Outside

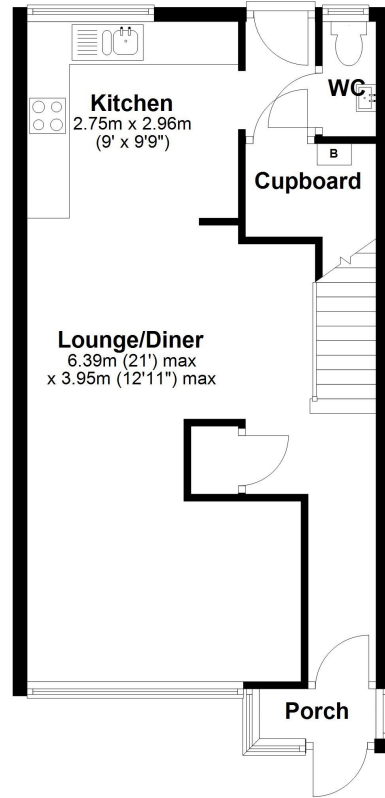
Front Garden

Pathway to the front door. Mature borders and lawn.

Rear Garden

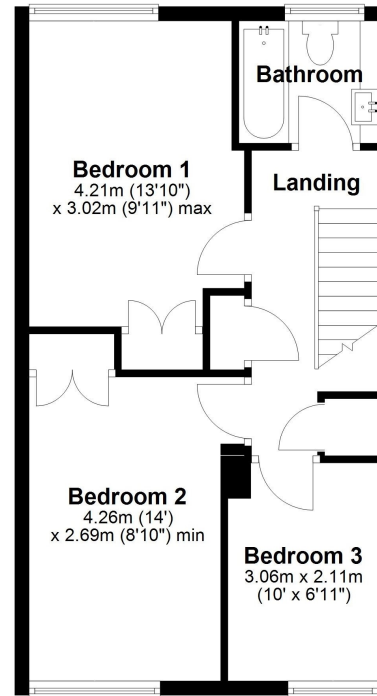
A pretty rear garden with patio area adjacent to the rear of the house. The remainder is lawn with well stocked borders and tree. Timber shed. Gated access to the rear.





Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)

Total area: approx. 91.8 sq. metres (987.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	7182
(81-91)	B	
(69-80)	C	
(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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