



31 Midhurst, Letchworth Garden City, Hertfordshire. SG6 4SF





3 Bedroom Terraced House

£370,000 Freehold

A beautifully presented and modernised THREE bedroom family home located within the 'Grange Development' on the north side of Letchworth Garden City. This property benefits from being modernised throughout, a well maintained, sunny rear garden and driveway for TWO cars with an EV charging point. There is also potential to extend STPP.

- Driveway for two cars with EV charging point
- Modernised throughout and very well presented
- Good sized and established sunny rear garden
- THREE bedrooms
- Utility and cloakroom
- Four piece bathroom suite
- Scope for extension (STPP)

Ground Floor:**Entrance Hall:**

UPVC door to front, Window to front, Laminate flooring, Stairs, Radiator.

Living Room:

Carpet, UPVC French doors to rear garden, Electric fire, Radiator.

Kitchen/Breakfast Room:

Lino flooring, Tiled splash back, UPVC door to garden, Window to rear, Fully integrated and modern kitchen with worktops and a range of wall and base mounted units, Integrated wine fridge, dishwasher, oven, gas hob with extractor and fridge freezer, Utility/WC.

Utility/Cloakroom:

Separate toilet with Lino floor, WC, extractor and sink, Lino flooring, Plumbed appliances, Window to front, Boiler.

First Floor:**Bedroom One:**

Carpet, Window to rear, Radiator.

Bedroom Two:

Carpet, Window to rear, Radiator.

Bedroom Three:

Carpet, Window to front, Radiator, Built in cupboard.

Bathroom:

Four piece suite, Tiled floor, Part tiled walls, Radiator, Privacy window to front, Fully modernised.

Outside:**Front:**

Block paved with parking for two cars. EV charging point.

Rear Garden:

Sunny aspect. Mostly laid to lawn, Patio area with timber built bar, Raised bed, Stone circle patio, Shed to rear, Established borders, Well maintained.

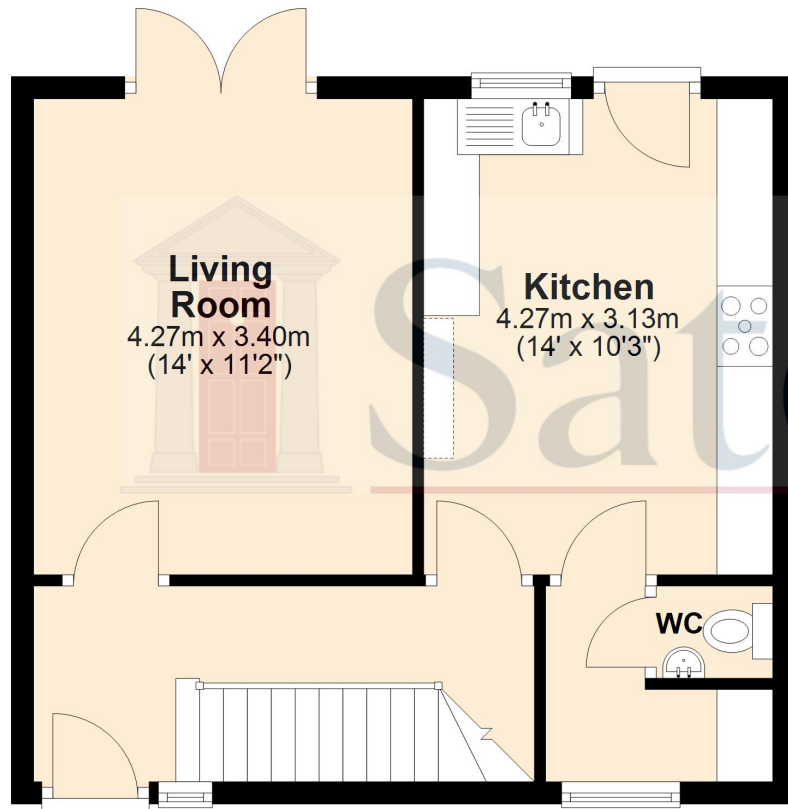




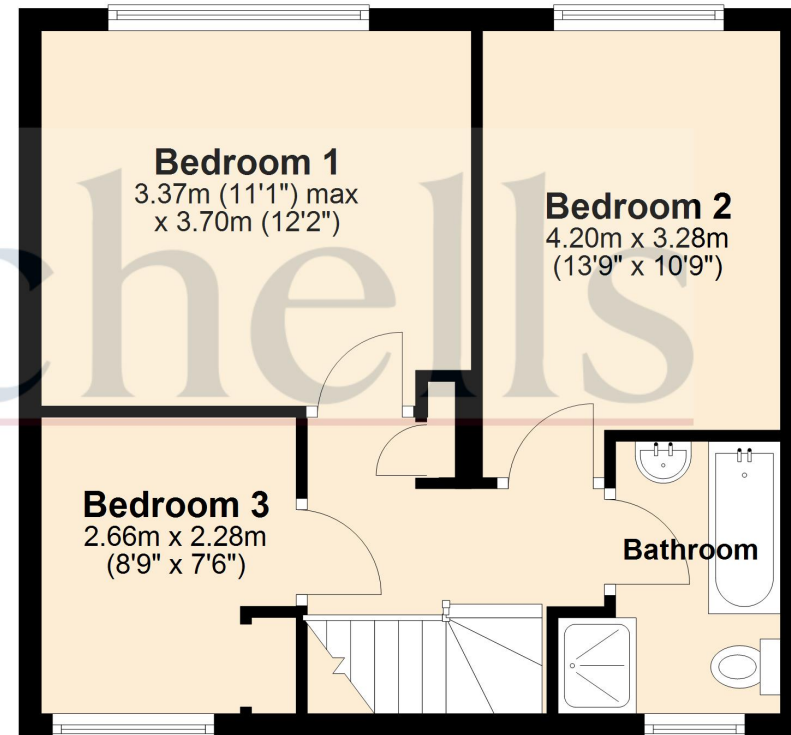
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Ground Floor



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.