



35. Lammas Way

Letchworth Garden City,  
Hertfordshire, SG6 4LN

£425,000

country  
properties



A spacious three bedroom family home on the very edge of The Grange Estate. The property is conveniently located within walking distance of local schools and shops as well as the Town Centre & Train Station.

On the ground floor are two reception rooms and a fitted kitchen with large pantry. There is also a groundfloor wc. Upstairs are three very good size bedrooms and a family bathroom. The property benefits from double glazed windows and gas to radiator central heating. At the front of the property is a driveway leading to the single garage. The rear garden is South facing and approx. 75ft in length.

The property is offered with vacant possession and no upper chain. Internal viewing comes highly recommended.

## Ground Floor

### Entrance Porch

Personal door leading to the garage.

### Entrance Hall

Stairs to the first floor. Doors leading to the lounge and kitchen.

### Lounge

14' 2" x 11' 2" (4.32m x 3.40m)  
Wall mounted gas fire. Radiator. Tv point.  
Double glazed window overlooking the rear garden. Door leading to the dining room.

### Dining Room

11' 4" x 10' 9" (3.45m x 3.28m)  
Sliding patio doors leading to the rear garden. Two radiators.

### Kitchen

9' 4" x 8' 5" (2.84m x 2.57m)  
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Plumbing for washing machine and space for a cooker. Tiled floor. Understairs cupboard. Large pantry cupboard.

### Side Lobby

Double glazed door leading to the outside.

### Cloakroom

Comprising a low level wc. Wall mounted gas central heating boiler.



## First Floor

### Landing

Double glazed window to the front aspect.  
Airing cupboard housing hot water tank.

### Bedroom One

15' 11" x 11' 2" (4.85m x 3.40m)  
Double glazed window to the rear aspect.  
Built in cupboard. Radiator.

### Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m)  
Double glazed windows to the side and rear. Built in cupboard. Radiator.

### Bedroom Three

12' 2" x 8' 11" (3.71m x 2.72m)  
Double glazed window to the front aspect.  
Radiator. Built in cupboard.

## Bathroom

Three piece suite comprising low level wc, wash basin and panelled bath with shower over. Ceramic splash tiling. Double glazed windows to the front and side.

## Outside

### Front Garden

Driveway providing off road parking leading to the garage. Lawned area and gated access to the rear garden.

### Rear Garden

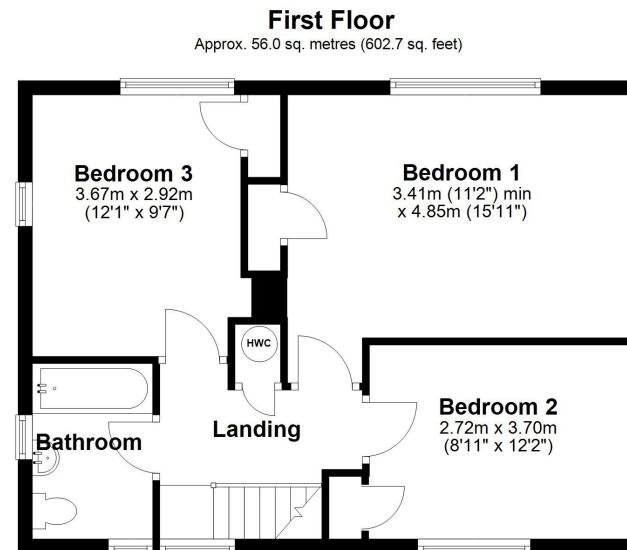
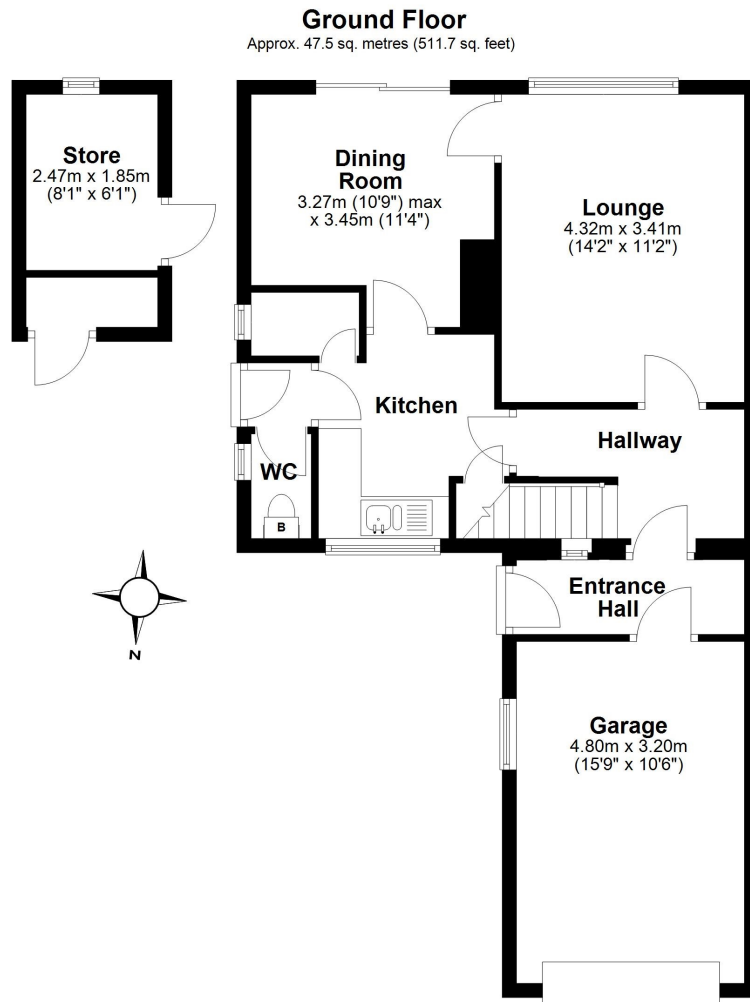
A South facing rear garden approx. 75ft in length and laid mainly to lawn. Patio area adjacent to the rear of the property. Brick shed and timber shed and the bottom of the garden. Gated access to the front.

### Garage

15' 9" x 10' 6" (4.80m x 3.20m)  
Single garage with electronic up and over door. Power and light.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(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	68	79
	EU Directive 2002/91/EC	

Total area: approx. 103.5 sq. metres (1114.4 sq. feet)

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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