



30 Wissen Drive, Letchworth Garden City, Hertfordshire. SG6 1FN





4 Bedroom Semi-Detached House £480,000 Leasehold

Offered to the market CHAIN FREE, this well presented FOUR bedroom, THREE bathroom SEMI DETACHED property offers spacious accommodation throughout and is within easy reach of Letchworth town centre and MAINLINE station. Complete with garden, parking and garage whilst being located within a quiet and popular development.



- Four bedrooms
- Three bathrooms
- Semi-detached town house
- Chain free
- Garage and parking
- Downstairs cloakroom/WC
- Well presented
- Close to town and mainline station
- Leasehold - 975 years remaining
- Garden
- EPC rating C. Council tax band D

Ground Floor:**Entrance Hall:**

Double lock uPVC front door, leading to the rest of the downstairs accommodation. Radiator.

Kitchen/Diner:

Abt. 17' 1" max x 8' 5" (5.21m max x 2.57m) Bay window with blinds to front aspect. Tiled floor. Integrated dishwasher and double oven. Sink and drainer. Worktops with a range of wall and base mounted units.

Sitting Room:

Abt. 12' 0" x 15' 7" (3.66m x 4.75m) Under stairs cupboard. Radiator. Laminate flooring. French doors leading to garden with sliding shutter blinds. Aerial TV and phone point.

First Floor:**Bedroom One:**

Abt. 13' 10" x 8' 5" (4.22m x 2.57m) Carpet. Radiator. Window to front aspect. Built-in wardrobe. En-suite. Blinds.

En-Suite:

Tiled floor. Heated towel rail. Suite comprising sink, low level WC and shower.

Bedroom Two:

Abt. 12' 5" x 8' 5" (3.78m x 2.57m) Carpet. Radiator. Window to rear aspect. Built-in wardrobe. En-suite. Blinds.

Bedroom Three:

Abt. 7' 9" x 6' 11" (2.36m x 2.11m) Carpet. Window to rear aspect. Radiator. Blinds.

Bathroom:

Spotlights. Tiled floor. Heated towel rail. Suite comprising sink, low level WC and bath with wall mounted shower. Blinds.

second floor**Master Bedroom:**

Abt. 18' 4" x 12' 0" (5.59m x 3.66m) Dual aspect windows to front and rear. Two radiators. Carpet. Boiler. Built-in wardrobes. Blinds.

Master En-Suite Shower Room:

Tiled floor. Heated towel rail. Suite comprising sink, low level WC and shower.

External:**Front Garden:**

Enclosed with picket fence, small shrubs and pathway leading to front door.

Back Garden:

Decking area outside French doors to living room with artificial grass and paved pathway to garage. Access to garage and rear gate. Enclosed with overlap panel fencing.

Garage:

uPVC door to rear. Brick built with pitched roof, up and over door. Parking to side.

Parking:

Block paved parking for one car next to the garage.

About The Area

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

Additional Information:**Agents Note:**

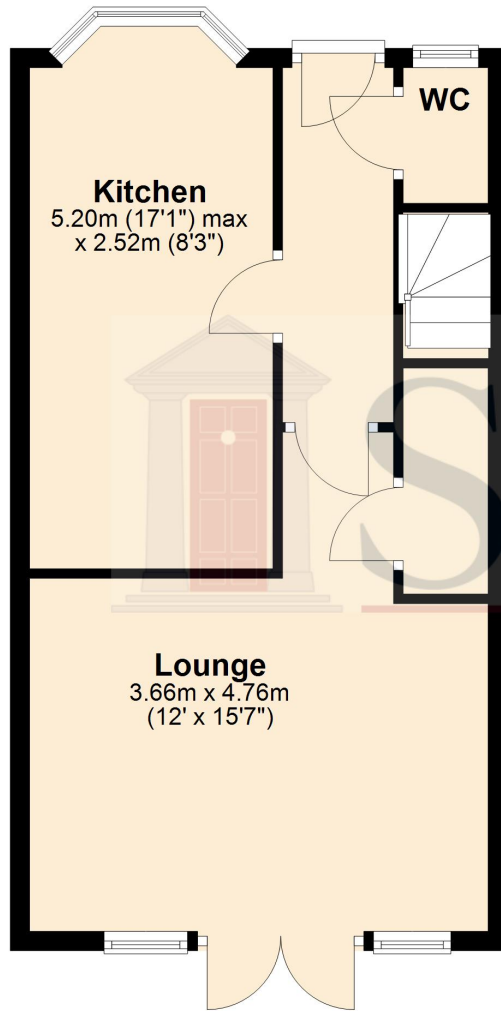
Draft details yet to be approved by the vendor and may be subject to change.



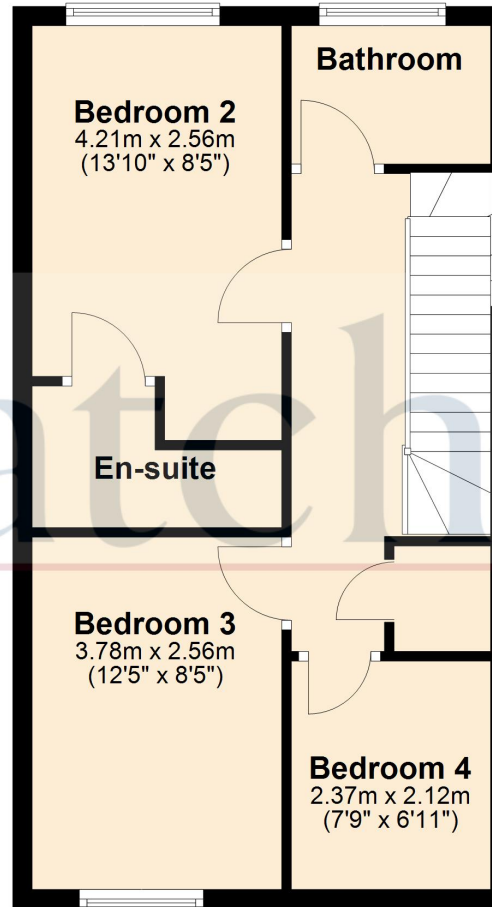


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

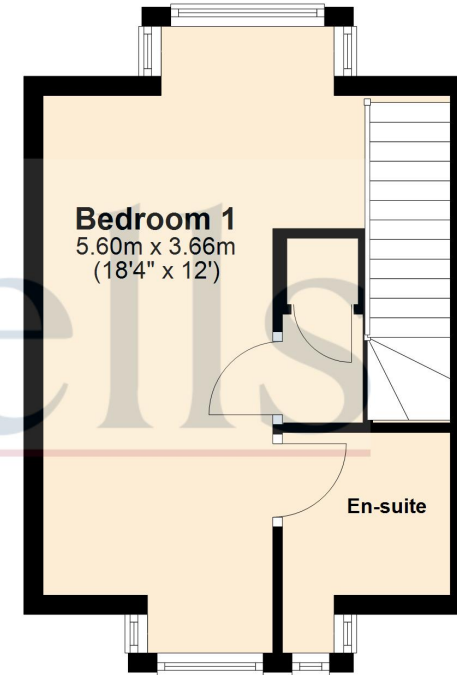
Ground Floor



First Floor



Second 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.