



17 Horace Gay Gardens  
Letchworth Garden City  
Hertfordshire  
SG6 4XP

£225,000

Quick Reference: 3875057



**COUNTRY  
PROPERTIES**

Est  
1974

Expect more with your local property expert

[www.country-properties.co.uk](http://www.country-properties.co.uk)

# Modern Two Bedroom Home Situated Within Easy Walking Distance Of The Town Centre & Train Station

- Internal viewing comes highly recommended to fully appreciate this property
- Spacious lounge/diner with French doors leading to the rear garden

- Fitted kitchen with integrated appliances including oven, hob and dishwasher
- Modern white bathroom suite with shower over the bath

- Well maintained private enclosed rear garden
- Off road parking

## Ground Floor

**Entrance Hall** Part glazed front door. Small entrance hall. Door to lounge.

**Lounge/diner** 23' 6" x 12' 6" (7.16m x 3.81m) max  
Double glazed window to the front aspect. Double glazed French doors leading to rear garden. Under stairs storage cupboard. Two electric storage heater with decorative cover. Coved ceiling.

**Kitchen** 9' 1" x 5' 8" (2.77m x 1.73m)  
Fitted in a range of base and eye level units providing ample storage space. Single drainer sink unit. Built in oven, hob and extractor hood. Slimline dishwasher. Plumbing for washing machine. Ceramic splash tiling. Tiled floor. Double glazed window overlooking the rear garden.

## First Floor

**Landing** Access to loft space.

**Bedroom One** 13' x 9' 7" (3.96m x 2.92m) to wardrobes  
Double glazed window to front aspect. Fitted wardrobes. Airing cupboard housing water cylinder with shelving. Electric heater. Coved ceiling.

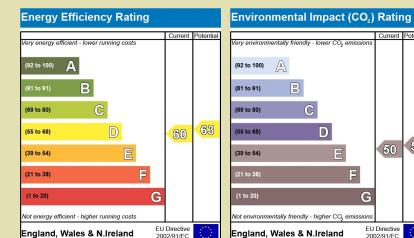
**Bedroom Two** 11' 8" x 6' 9" (3.56m x 2.06m)  
Double glazed window to rear aspect. Electric heater. Coved ceiling.

**Bathroom** Modern three piece suite comprising low level wc, wash hand basin and panelled bath with power shower over. Dimplex heater. Tiled walls and floor. Double glazed window to rear.

## Outside

**Front Garden** Hard standing for parking. Footpath to entrance. Gated side access to rear garden.

**Rear Garden** Private enclosed rear garden. Paved patio area with steps leading to a gravelled area with flower and shrub borders. Enclosed by fencing. Outside tap. Wooden storage shed. Gated side access.



7 Howard Park Corner  
Letchworth Garden City SG6 1PQ  
01462 481100  
simonellmers@btconnect.com

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

