



Southern Way, Letchworth Garden City, Hertfordshire. SG6 4TD

 **Satchells**



3 Bedroom Semi-Detached House

£425,000 Freehold

Offered to the market CHAIN FREE, this extended three-bedroom semi-detached home with garage, driveway & established garden is situated within walking distance of the town centre and mainline station. This well presented and thoughtfully extended three-bedroom semi-detached property offers the perfect blend of comfort, convenience, and character.



- Freehold
- Three bedrooms
- Semi-detached
- Stunning sunny garden
- Extended
- Modern kitchen and bathroom
- Driveway and garage
- Walking distance to town and mainline station
- Chain free
- EPC rating D. Council tax band C

Ground Floor:**Entrance Hall:**

Upvc door to front with privacy window. Stairs leading up. Carpet.

Living Room:

Abt. 12' 2" max x 13' 1" (3.71m max x 3.99m) Carpet. Radiator. Double glazed window to front aspect. Electric fire.

Dining Room:

Abt. 9' 3" x 13' 1" (2.82m x 3.99m) Carpet. Radiator. Open plan to office space.

Office Space:

Abt. 7' 9" x 7' 6" (2.36m x 2.29m) Carpet. Double glazed Upvc French doors to covered seating area.

Kitchen:

Abt. 12' 1" x 10' 7" (3.68m x 3.23m) Laminate flooring. Double glazed window to garden aspect. Upvc door to garden. Worktops with a range of wall, base mounted and full height units. Integrated electric hob, oven, extractor fan and fridge. Space for plumbed appliances. Open through to utility space.

Utility Space:

Abt. 6' 4" x 7' 6" (1.93m x 2.29m) Laminate flooring. Internal privacy window to dining room. Space for appliances.

Cloakroom:

Sliding door. WC.

First Floor:**Bedroom One:**

Abt. 11' 3" x 11' 1" (3.43m x 3.38m) Carpet. Radiator. Double glazed window to front aspect.

Bedroom Two:

Abt. 10' 3" x 10' 3" (3.12m x 3.12m) Carpet. Radiator. Double glazed window to rear aspect. Built-in wardrobes.

Bedroom Three:

Abt. 7' 3" x 10' 5" (2.21m x 3.17m) Carpet. Radiator. Double glazed window to front aspect. Built-in cupboard.

Shower Room:

Lino flooring. Tiled walls and floor. Privacy window to rear aspect. Built-in units with integrated wash basin. WC. Walk-in shower with sliding glass screen and wall mounted shower. Heated towel rail.

Outside:

Front Garden:

Providing off road parking for several cars. Access to garage and side access to rear garden. Privet hedging to front.

Rear Garden:

Covered seating area to rear with decking and patio area. Mostly laid to lawn with established planted borders throughout and paved pathway leading through a pergola to rear of garden leading to gravel seating area and garden outbuildings. Side access to garage and pent roof shed behind garage.

Garage:

Upvc door for side access. Electric door to front. Power and lighting.

Additional Information:

Agents Note:

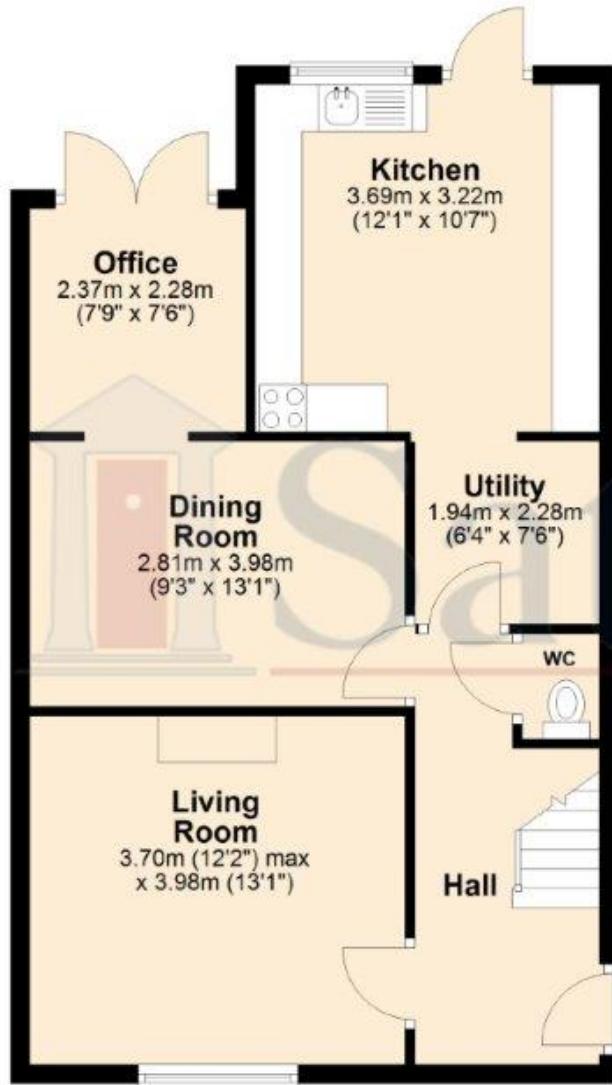
Draft details yet to be approved by the vendor and may be subject to change.



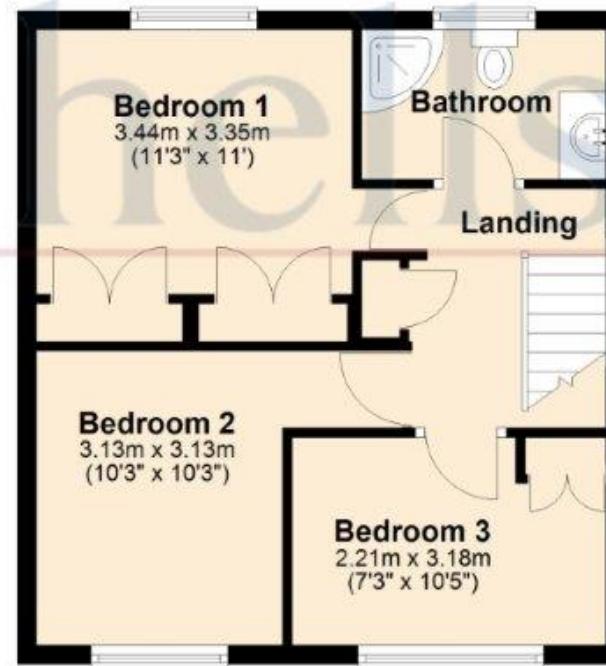


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.

Satchells

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