



# 14, Paddock Close

Letchworth Garden City,  
Hertfordshire, SG6 1TB

**£1,800** pcm

country  
properties



3 bedroom end terrace cottage which has been lovingly refurbished by the current owners to a high standard including a full rewire and all new central heating/radiators. Snug 12ft by 9ft front lounge with spacious 12ft by 16ft kitchen/dining room to the rear, which overlooks the south facing garden. On the ground floor there is also a WC and handy under stair storage cupboard. Upstairs are 3 good size bedrooms, 2 with bespoke built-in wardrobes. The bathroom has been beautifully re-arranged and is a real feature of this property. Gas centrally heated and double glazed throughout. Decent sized gardens to front and rear. Fully furnished (some items can be removed via negotiation) and available January on a 6 month let only. Contact us TODAY to arrange your viewing appointment.

## Ground Floor

### Hall

Part glazed uPVC entrance door to front. Herringbone wooden flooring. Cupboard housing electric fuse board. Wooden panelling to half height. Radiator. Doors to:

### WC

Attractive modern floor tiling. Windows to front and side. Low level WC and wall mounted wash hand basin with wooden panelling to half height. Radiator. Large under stair storage cupboard.

### Lounge

12' 5" x 9' 7" (3.78m x 2.92m)

Lovely snug front room with matching Herringbone flooring as hall. Cast iron fireplace. Window to front. Built-in shelving. Cupboard housing gas central heating boiler.

### Kitchen/Dining Room

12' 0" x 16' 7" (3.66m x 5.05m)

Herringbone flooring to match lounge and hall. French doors to rear overlooking the south facing garden. Spacious room with ample wooden fronted units to base and eye level with contrasting Quartz worksurfaces. Appliances include a fridge freezer, electric oven & microwave, dishwasher and electric hob built-into chimney breast with extractor over. Sink unit and drainer, attractive brass fittings throughout. Door to:

### Inner Hallway

Part glazed door to rear. Radiator. Stairs to first floor.

## First Floor

### Landing

Doors to all rooms and access to the loft space. Window to side. Cupboard with shelving.





## Bedroom One

11' 6" x 9' 7" (3.51m x 2.92m)

Window to front. Wood panelling to half height on one wall. Bespoke built-in wardrobes with hanging, shelving and drawer space. Built-in shelving next to chimney breast.

## Bedroom Two

10' 3" x 9' 0" (3.12m x 2.74m)

Window to rear. Radiator. Wood panelling to half height on one wall. Herringbone wooden flooring. 2 x bespoke built-in wardrobes with hanging and shelving space.

## Bedroom Three

9' 1" x 8' 2" (2.77m x 2.49m)

Window to front. Radiator.

## Bathroom

Beautifully re-fitted with brass fittings. Window to rear. Ceramic tiling to floor and to match splash backs and walk-in shower. Shower with separate handset and rainfall type heads enclosed by glass screen. Low level wc and bath with mixer tap. Ladder style towel rail and vanity style sink unit with storage under. Cupboard over stairs housing washing machine.

## Outside

### Front Garden

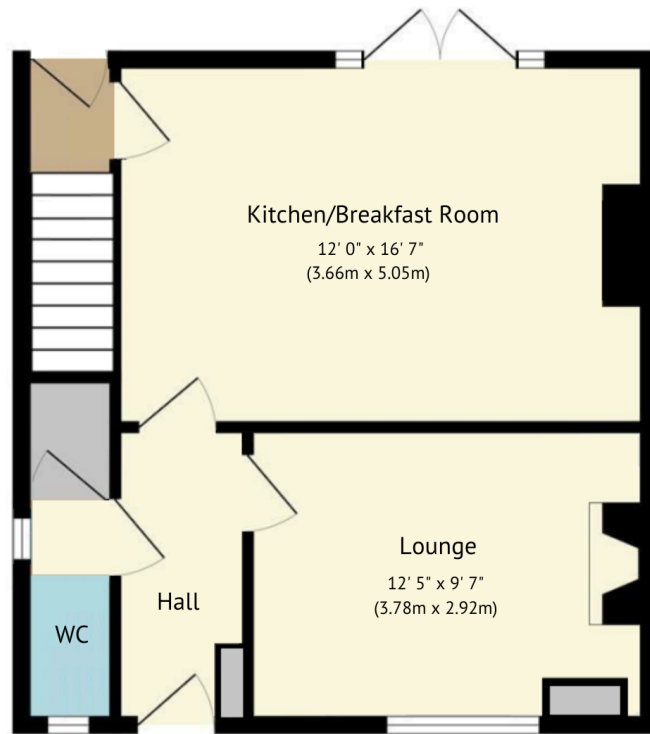
Shared pathway leading to lawned area enclosed by picket fencing to one side. Pathway to front door and gated access to:

### Rear Garden

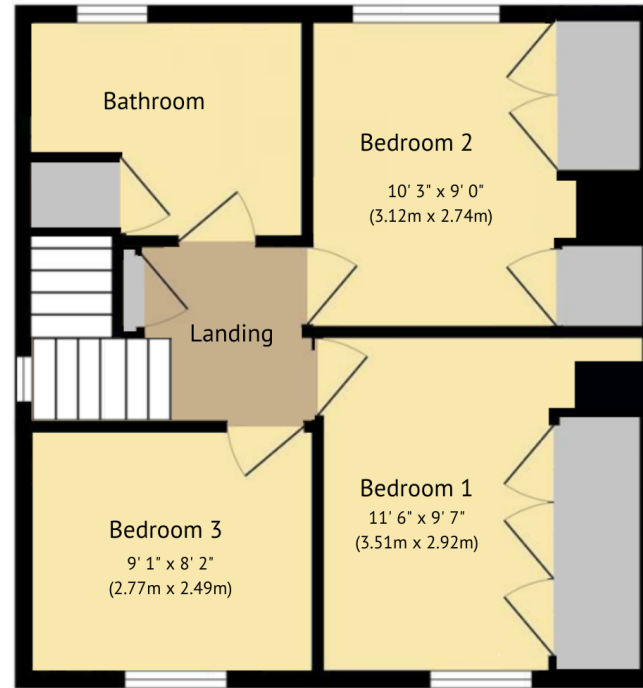
Laid mainly to lawn and enclosed by fencing.

Please note: The attached neighbour has a right of way across the garden.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+)                                       | A       | 84                      |
| (81-91)                                     | B       |                         |
| (69-80)                                     | C       |                         |
| (55-68)                                     | D       |                         |
| (39-54)                                     | E       | 59                      |
| (21-38)                                     | F       |                         |
| (1-20)                                      | G       |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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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