



# 105, Northfields

Letchworth Garden City,  
Hertfordshire, SG6 4QX

£440,000

country  
properties

A very spacious three bedroom semi detached house located on the ever popular Grange Estate within easy walking distance of a number of popular schools and local shops. Internal viewing comes highly recommended to fully appreciate this property.

Good size lounge and large kitchen/dining room with breakfast bar. Ground floor cloakroom. Gas central heating and double glazed windows. Detached garage with carport. Freehold. Off road parking for numerous vehicles. No Upper Chain. Scope to extend to the side (subject to relevant planning consents).

## Ground Floor

### Entrance Porch

A spacious entrance porch with a double glazed window to the front aspect. Parquet flooring. Radiator.

### Cloakroom

Comprising a low level wc and a wash basin. Double glazed window to the side.

### Hallway

Stairs to the first floor.

### Lounge

17' 3" x 11' 2" (5.26m x 3.40m)

Double glazed window to rear. Two radiators.

### Kitchen/Breakfast Room

11' 6" x 10' 2" (3.51m x 3.10m)

Fitted in a range of matching base and eye level units. Integrated double oven and hob. Single drainer sink unit. Plumbing for washing machine and dishwasher. Breakfast bar. Tiled floor. Double glazed window to the side. Open plan lading to the dining area.

### Dining Area

10' 2" x 9' 0" (3.10m x 2.74m)

Wood flooring. Double glazed window to the side aspect. Radiator. Door leading to the conservatory.

### Conservatory

21' 8" x 6' 8" (6.60m x 2.03m)

Timber construction with windows and sliding doors overlooking the rear garden.

## First Floor

### Landing

Access to the front aspect. Double glazed window to the front aspect.



## Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed window to the rear aspect.

Radiator.

## Bedroom Two

11' 11" x 9' 2" (3.63m x 2.79m)

Double glazed window to the side and rear.

Radiator.

## Bedroom Three

9' 3" x 7' 8" (2.82m x 2.34m)

Double glazed window to the front aspect.

Radiator.

## Bathroom

8' 5" x 5' 6" (2.57m x 1.68m)

Low level wc, wash basin and panelled bath with shower over. Ceramic tiling.

Radiator.

## Outside

### Front Garden

Block paved driveway providing off road parking for numerous vehicles. Gated car port leading to the garage.

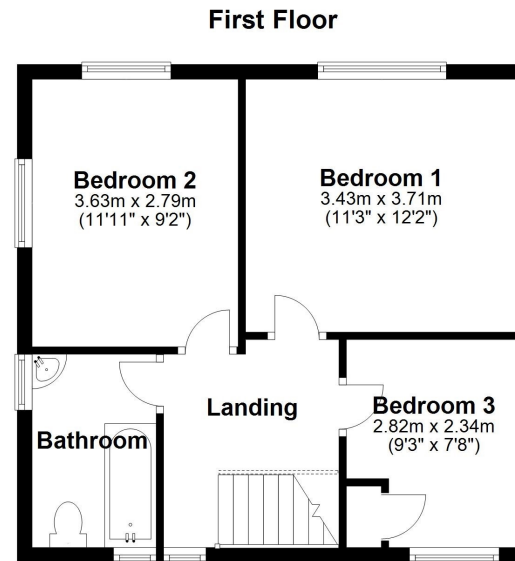
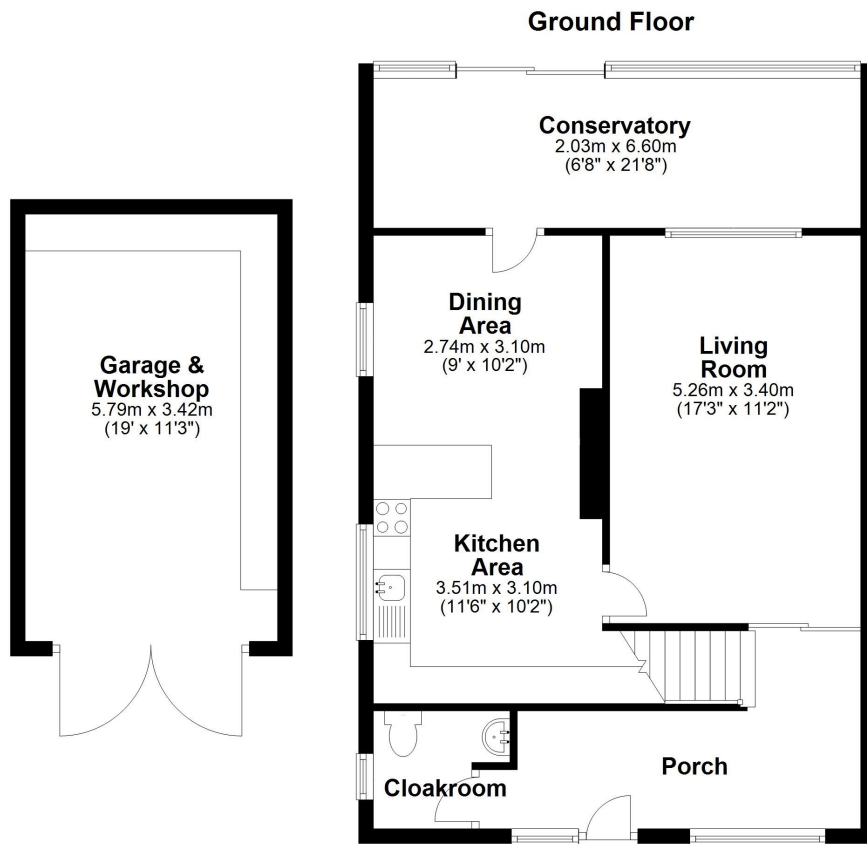
### Rear Garden

Laid mainly to lawn with well stocked shrub beds and borders.

### Garage

Single garage/workshop. Power and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(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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