



Eastern Way, Letchworth Garden City, Hertfordshire. SG6 4PG







## 2 Bedroom Semi-Detached House

### £385,000 Freehold

Modern two-bedroom semi-detached home just a short walk from Letchworth town centre. Features include a bright living room, kitchen/diner with integrated appliances, utility/boot room, and cloakroom. Two double bedrooms, modern bathroom, landscaped garden with patio, decking, and summer house. Driveway provides off-road parking. Ideal for professionals or couples.



- FREEHOLD
- Two bedroom SEMI-DETACHED
- Driveway
- Separate utility and cloakroom
- Modern and spacious
- Close to town centre and mainline station
- Large summer house
- Landscaped rear garden
- Perfect first time buy!
- EPC rating C. Council tax band C

## **Ground Floor:**

### **Entrance Hall:**

Abt. 17' 11" x 8' 5" (5.46m x 2.57m) Natural wood floors. Meter cupboard. Radiator with decorative cover. Carpeted stairs to first floor.

### **Living Room:**

Abt. 11' 4" x 11' 8" (3.45m x 3.56m) Laminate flooring. Double glazed window to front aspect. Radiator. Feature wall. Spotlights.

### **Kitchen/Diner:**

Abt. 17' 4" x 9' 3" (5.28m x 2.82m) Natural wood flooring. Double glazed window to rear aspect. Natural wood worktops with tiled splashback and a range of wall and base mounted units including integrated five ring gas hob, extractor, wine fridge, oven and grill, dishwasher and sink. Boiler. Space for fridge/freezer. Breakfast bar / dining table for four seats with a matching tiled splashback and wooden surface. Spotlights and under unit lights. Under stair storage cupboard.

### **Utility:**

Abt. 12' 0" x 8' 4" (3.66m x 2.54m) Laminate flooring. Radiator. Double glazed window to rear aspect. Upvc door to garden. Space for appliances. Spotlights. Internal door to cloakroom.

### **Cloakroom:**

Tiled flooring Double glazed privacy window to front aspect. Low level WC with integrated cistern. Floating sink with countertop. Spotlights. Extractor.

## **First Floor:**

### **Bedroom One:**

Abt. 17' 9" x 6' 0" (5.41m x 1.83m) Carpet. Double glazed window to front aspect. Spotlights. Radiator. Dressing area.

### **Bedroom Two:**

Abt. 11' 6" x 9' 3" (3.51m x 2.82m) Carpet. Double glazed window to rear aspect. Spotlights. Radiator.

### **Bathroom:**

Vinyl flooring. Tiled walls. Double glazed privacy window to rear aspect. Vanity unit with integrated wash basin and WC. 'b' shaped bath with mixer taps, wall mounted shower and glass screen



## Outside:

### Front Garden:

Laid to tarmac providing off road parking for multiple cars. Dividing low level brick wall to neighbour and path to front with planted bed. Sheltered front door.

### Rear Garden:

Beautifully landscaped rear garden with multiple areas to enjoy – including a patio/seating area, central lawn with planted borders, and a rear decking area featuring raised planters and a large summer house, ideal as a studio, hobby room, or home office.

## Summer House:

Abt. 15' 6" x 15' 8" (4.72m x 4.78m) Timber built with windows and French doors opening on to decking. Ideal space for a home office or studio. Provides power and lighting.

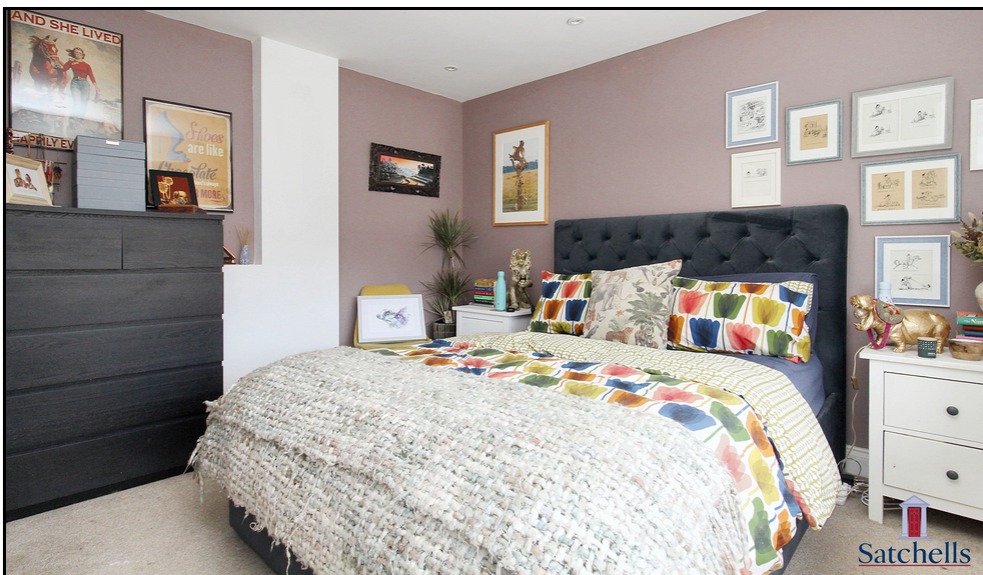
## Additional Information:

### Agents Note:

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

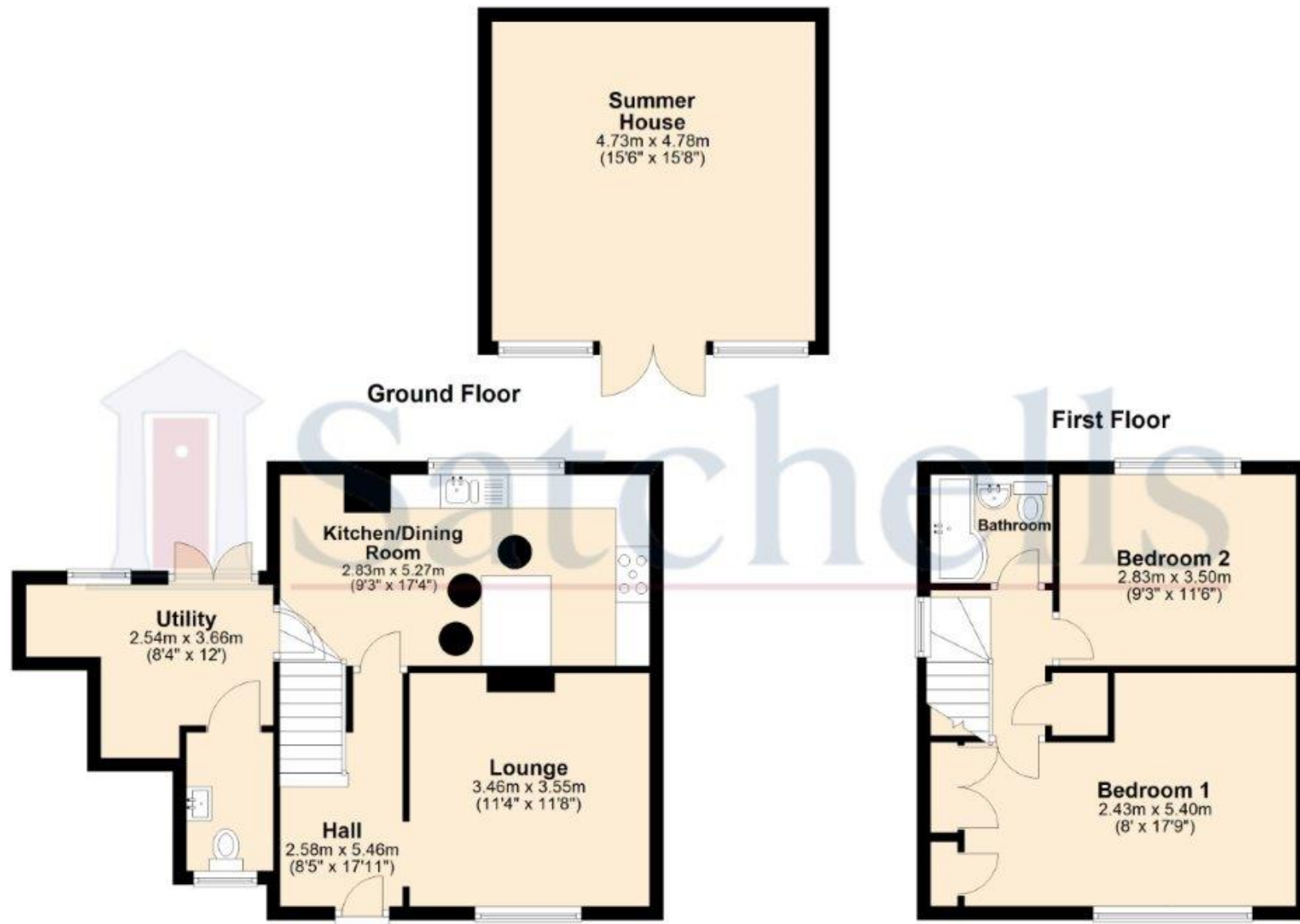






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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.