



# 3, Normans Close

Letchworth Garden City,  
Hertfordshire, SG6 4QT

£350,000

country  
properties

Well loved two bedroom end terrace home on the popular Grange estate. Lounge with gas fire, leading to double glazed conservatory overlooking the rear garden. Good size kitchen and handy utility area. On the first floor are 2 double bedrooms, a bathroom and separate WC. Fully double glazed and with gas central heating. Well kept rear garden with brick shed. Detached single garage with parking in front. No above chain.

## Ground Floor

### Entrance Hall

Part glazed upvc door with matching side panel to front. Stairs to first floor. Radiator. Concealed electric meter. Door to kitchen and access to:

### Lounge

3.23m x 5.07m (10' 7" x 16' 8")

Window to rear and frosted internal window to kitchen. Radiator. Gas fire with attractive marble surround and hearth. Sliding patio doors to:

### Conservatory

2.61m x 3.16m (8' 7" x 10' 4")

Double glazed with door to rear and views across the garden. Tiled floor. Wall mounted electric heater. Wall light.

### Kitchen

2.44m x 4.45m max (8' 0" x 14' 7")

Dual aspect with windows to front and side. Under stair pantry cupboard with shelving. White units to base and eye level with contrasting work surfaces incorporating a sink unit with drainer and mixer tap. Space for electric free standing cooker. Breakfast bar. Ceramic tiling to splash back areas. Access to:

### Utility

2.77m x 1.52m (9' 1" x 5' 0")

Base and eye level units with work surfaces to match kitchen. Space for under counter appliances such as fridge, freezer, washing machine and tumble dryer. Part glazed door with matching side panel to rear garden.

## First Floor

### Landing

Window to front. Cupboard housing hot water tank. Doors to all rooms.

### Bedroom One

5.43m x 3.23m max (17' 10" x 10' 7")

Dual aspect with windows to front and rear aspect. Built in cupboard over stairs with shelving. Radiator. Access to loft space.



## Bedroom Two

3.53m max x 3.35m into wardrobe (11' 7" x 11' 0")  
Window to rear. Radiator. Matching set of built-in wardrobes with ample hanging space.

## Bathroom

Frosted window to side. Suite comprises of a panel bath with mixer tap and wall mounted shower attachment. Pedestal wash hand basin. Radiator. Ceramic tiling to splash back areas.

## WC

Low level WC. Ceramic tiling to half height. Window to front.

## Outside

### Front garden

Laid to lawn with steps to front door. Gated access to side. Driveway with parking for 1 vehicle in front of garage.

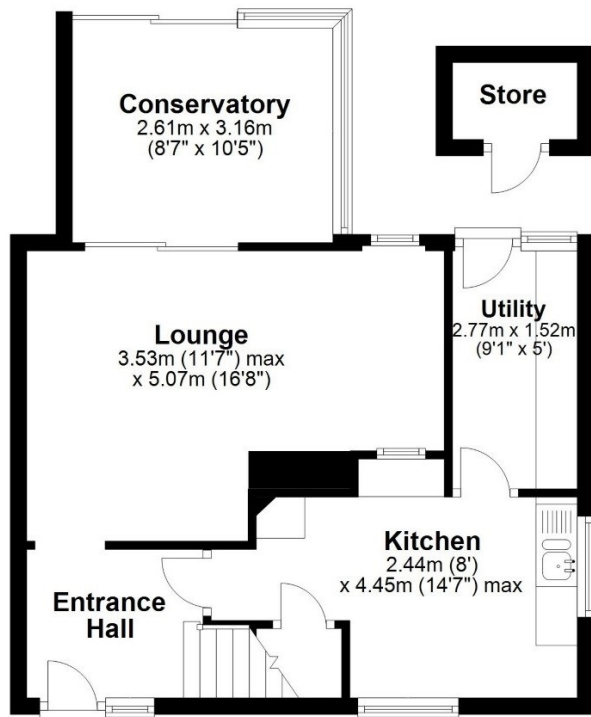
### Garage

Single garage with up and over front door. Further personal door to side.

### Rear garden

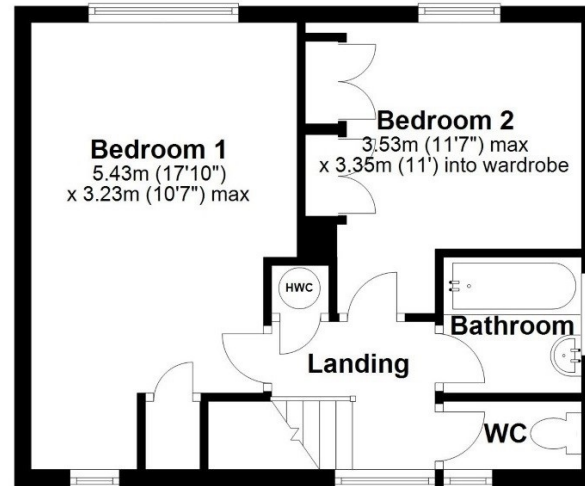
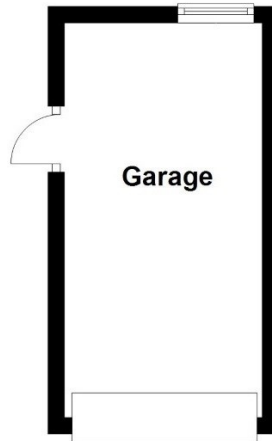
Mainly laid to lawn and enclosed by hedging. Small brick store with storage space. Shingle pathway with steps leading to garage and front garden.





### Ground Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)

Total area: approx. 81.2 sq. metres (873.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		55
(55-68)	D		
(39-54)	E		
(21-38)	F		55
(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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