



57 Ashfield Drive, Letchworth Garden City SG6 1GP





4 Bedroom Semi-Detached House £500,000 Leasehold

Located within a popular development in Letchworth Garden City, this impressively sized FOUR/FIVE semi detached property is well presented and offers bright and open living spaces as well as an enclosed rear garden with decking area and off road parking for multiple cars. The perfect family home!

- Large four/five bedroom semi-detached property
- Converted garage / bedroom 5
- Off road parking for multiple cars
- Modern integrated kitchen with bay window
- Spacious lounge with large bay and dining space
- En-suite to main bedroom
- Leasehold – 991 years remaining
- Service charge PER ANNUM - £194
- Enclosed rear garden
- EPC rating B. Council tax band D

Ground Floor

Entrance Hall:

Laminate flooring. Spotlights. Cloakroom. Radiator.

Cloakroom:

Laminate flooring. Privacy window to front. WC. Wash basin. Consumer unit.

Living Room:

Abt. 18' 7" x 15' 1" (5.66m x 4.60m) Laminate flooring. Large open bay with French doors leading on to outside patio area. Radiator. Spotlights. Storage cupboard. TV points.

Kitchen:

Abt. 14' 3" max x 8' 1" (4.34m x 2.46m) Lino flooring. Bay window to front aspect with set back sink/drainage and base mounted units. A range of wall and base mounted units with worktops and integrated: fridge/freezer, dishwasher, washing machine, double oven, gas hob and extractor fan. Tiled splashback.

First Floor

Landing:

Carpeted landing and stairs with large storage cupboard. Radiator.

Bedroom Two:

Abt. 14' 5" x 8' 5" (4.39m x 2.57m) Carpet. Radiator. Window to front aspect. Built in mirrored wardrobes.

Bedroom Three:

Abt. 12' 3" x 8' 5" (3.73m x 2.57m) Carpet. Radiator. Window to rear aspect. Built in mirrored wardrobes.

Bedroom Four:

Abt. 9' 2" x 6' 5" (2.79m x 1.96m) Carpet. Radiator. Window to front aspect.

Bathroom:

Lino flooring. Privacy window to rear aspect. Extractor. Bath with wall mounted shower, glass screen and tiled surround. WC. Wash basin.

Second Floor

Second Floor Landing:

Carpeted. Boiler cupboard. Radiator.

Bedroom One:

Abt. 18' 5" x 11' 5" (5.61m x 3.48m) Large bedroom with high ceilings. Carpet. Dual velux windows to front aspect. Radiator. En-suite. Dressing area with built in mirrored wardrobes. Loft access.

En-Suite:

Lino flooring. Privacy window to rear aspect. Radiator. Walk in shower. WC. Wash basin with tiled splashback.

Outside**Front Garden:**

Pathway leading to front door with lawn area and planted border.

Rear Garden:

Mostly laid to lawn with a patio area directly to the back of the property. Access through from driveway and in to side of garage storage space and conversion. Raised decking area to rear.

Garage Conversion/Bedroom Five:

Upvc french doors opening out in to garden. Lighting and electric. Insulated. Laminate flooring. TV point.

Parking:

Block paved driveway with parking for multiple cars directly to side of property.

Agents Note:

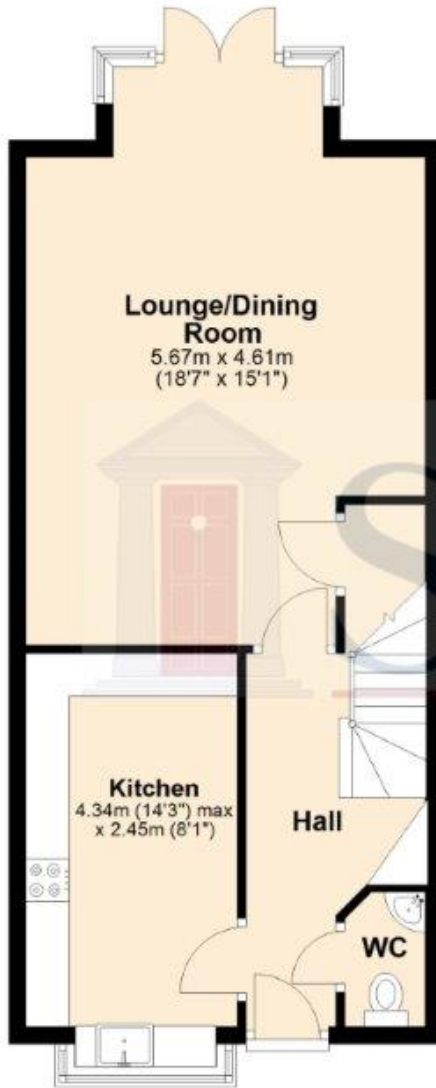
Draft particulars yet to be approved by the vendor and may be subject to change.



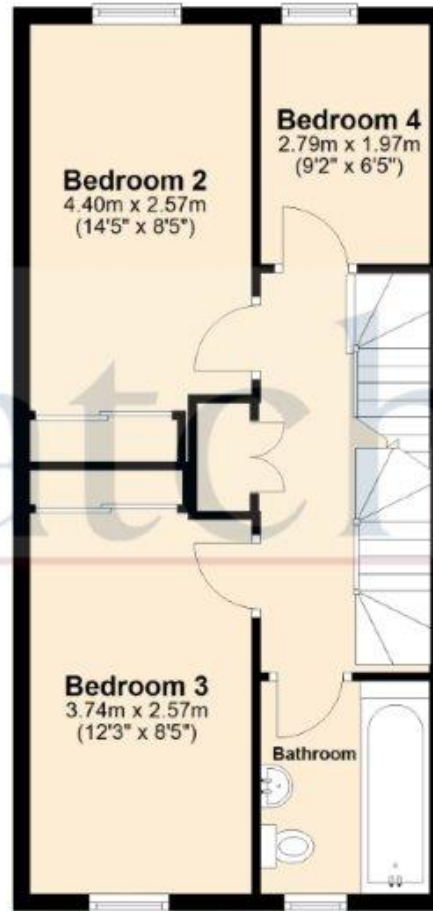


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Second 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.