



46, Western Way

Letchworth Garden City,
Hertfordshire, SG6 4SJ

£350,000

country
properties

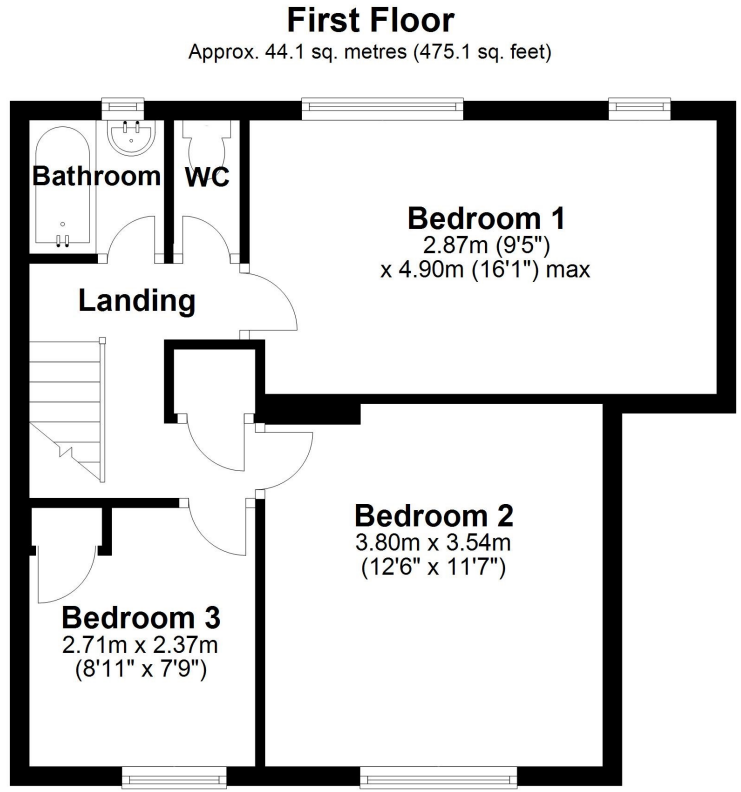
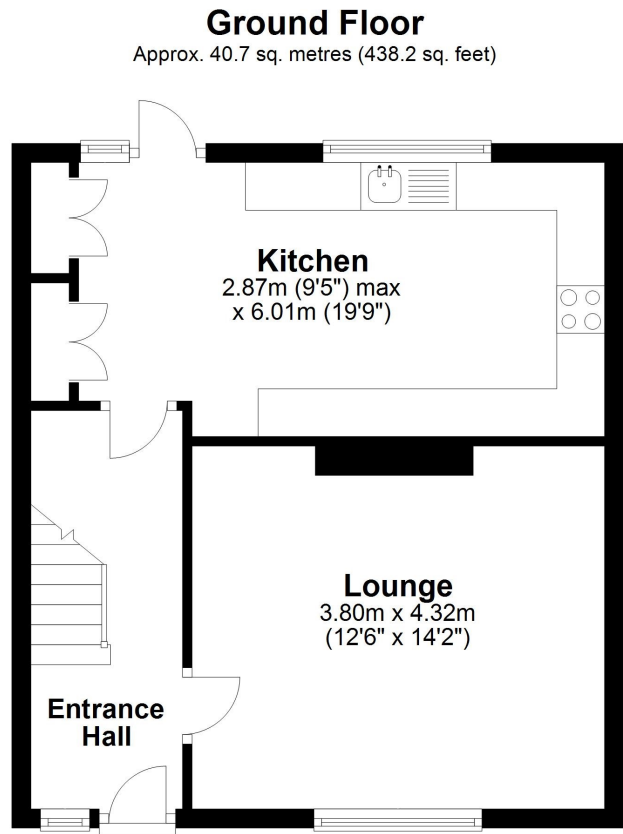
A deceptively spacious three bedroom mid terrace home with off road parking for two cars and a large private rear garden. The property is located within easy walking distance of a number of popular schools, local shops and countryside walks.

On the ground floor the property has a lounge with a picture window to the front, fitted kitchen/dining room. Upstairs there are three very good size bedrooms along with a bathroom and separate wc. The property has been double glazed and benefits from gas to radiator central heating. At the front of the house there is off street parking for two vehicles and the rear garden is private and laid to lawn.

- Internal viewing comes highly recommended to fully appreciate this spacious home.
- Freehold.
- Gas central heating.
- Double glazed windows.
- Three good size bedrooms.
- Off street parking for two cars.
- Approx. 893 Sq Ft







Total area: approx. 84.8 sq. metres (913.3 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Viewing by appointment only

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