



# 163, Grange Road

Letchworth Garden City,  
Hertfordshire, SG6 4LT  
**£525,000**

country  
properties

Extended 3 bedroom bay fronted semi detached house with addition living accommodation on the ground floor. Internal viewing comes recommended to fully appreciate this spacious family home. On the ground floor there is a lounge, sitting room leading to the rear garden a dining room, fitted kitchen with integrated oven & hob. Further shower room and a games room converted from the garage. Upstairs are 3 bedrooms and a family bathroom. At the front of the property is a block paved driveway with space for numerous vehicles and at the rear is a large rear garden approx. 60ft in length.

## Ground Floor

### Entrance Hall

Laminate tiled effect flooring. Stairs to the first floor with cupboard under. Double glazed window and door to the front.

### Lounge

24' 0" x 14' 0" (7.32m x 4.27m)

Double glazed bay window to the front aspect. Laminate flooring. Tv point and radiator.

### Sitting Room

15' 6" x 11' 5" (4.72m x 3.48m)

Double glazed French doors to the side and a double glazed window to the rear. Laminate flooring. Radiator. Tv point.

### Dining Room

15' 7" x 10' 6" (4.75m x 3.20m)

Double glazed window to the rear aspect. Tiled floor and walls. Large pantry cupboard. Fitted units and a built in cupboard.

### Kitchen

11' 1" x 7' 10" (3.38m x 2.39m)

Fitted in a range of matching base and eye level units with wooden work tops. Single drainer sink unit. Integrated oven and gas hob, integrated freezer and dishwasher. Door leading to the rear garden.

### Inner Hallway

Doors leading to the shower room and games room.

### Shower Room

Fully tiled ground floor shower room comprising a wash basin, wc and shower cubicle. Storage cupboard. Radiator.

### Games Room

14' 0" x 10' 8" (4.27m x 3.25m)

Converted from the garage and is now used as a games/cinema room by the present owner. Built in shelving. Sky light.



## First Floor

### Landing

Double glazed window to the side aspect. Airing cupboard. Access to the loft space via ladder, the loft space is boarded and insulated.

### Bedroom One

15' 0" x 9' 0" (4.57m x 2.74m)

Fitted wardrobe along one wall with sliding doors. Double glazed bay window to the front. Radiator.

### Bedroom Two

11' 9" x 9' 10" (3.58m x 3.00m)

Double glazed window to the rear aspect. Radiator.

### Bedroom Three

10' 3" x 9' 0" (3.12m x 2.74m)

Double glazed window to the front aspect. Radiator. Built in cupboard.

### Bathroom

Three piece suite comprising a wash basin, wc and panelled bath. Shaving point. Radiator. Double glazed window to the rear aspect.

## Outside

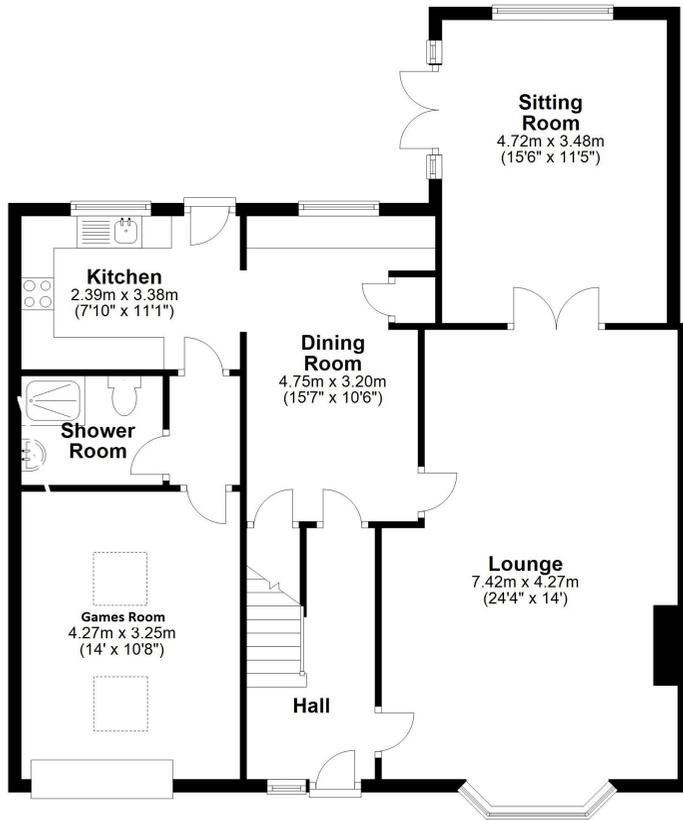
### Front Garden

Block paved driveway providing ample off road parking. Hedge borders.

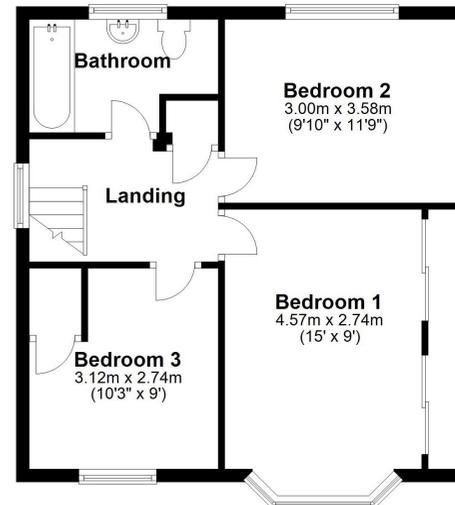
## Rear Garden

A spacious 60ft South/East facing rear garden which is mainly laid to lawn. Paved patio and block paved area. Shed. External lightning.





**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	82
		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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