



# 12, West View

Letchworth Garden City,  
Hertfordshire, SG6 3RQ  
£345,000

country  
properties

Four bedroom semi detached home located within walking distance of popular schools, the train station and the town centre. On the ground floor is a fitted kitchen with an integrated oven & hob, dual aspect lounge and shower room. Upstairs there are three bedrooms and an extra room that could be used as either a home office or fourth bedroom. The first two bedrooms share a 'Jack & Jill' shower room. Outside there is a large rear garden with a large outbuilding formerly used as kennels,

#### Ground Floor

Entrance Hall

Stairs leading to the first floor.

Lounge

16' 0" x 11' 7" (4.88m x 3.53m)

Dual aspect with double glazed windows to the front and rear aspects. Laminate floor. Radiator. Tv point.

#### Kitchen

11' 7" x 10' 5" (3.53m x 3.17m)

Fitted in a range of matching white high gloss units providing ample storage space. Single drainer sink unit with mixer tap. Integrated double oven and hob. Tiled floor and walls. Space for a fridge/freezer. Plumbing for a washing machine. Double glazed window to the rear aspect. Door to the rear.

#### Conservatory

Timber framed with door leading to the garden.



### Ground Floor Shower Room

Modern suite comprising a low level wc, wash basin with a cupboard under and a large walk in shower with glass screen. Heated chrome towel rail. Tiled walls and floor. Double glazed window to the front aspect.

### First Floor

#### Landing

Access to boarded loft space via a fold away ladder. Double glazed window to the rear aspect.

#### Bedroom One

11' 7" x 8' 2" (3.53m x 2.49m)

Double glazed window to the front aspect. Radiator. Door to the shared en-suite shower room.

#### Bedroom Two

8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed window to the front aspect. Radiator. Door to the shared en-suite shower room.

#### Bedroom Three

8' 10" x 7' 6" (2.69m x 2.29m)

Double glazed window to the rear aspect. Radiator.

### Bedroom Four/Home Office

7' 6" x 6' 5" (2.29m x 1.96m)

Double glazed window to the rear aspect. Radiator.

### Jack and Jill Shower Room

A 'Jack and Jill' facility with access from bedroom One & Bedroom Two. Comprising a low level wc and a shower. Tiled walls. Extractor.

### Outside

#### Front Garden

Laid to lawn with pathway to the front door. Gated access to the rear garden.

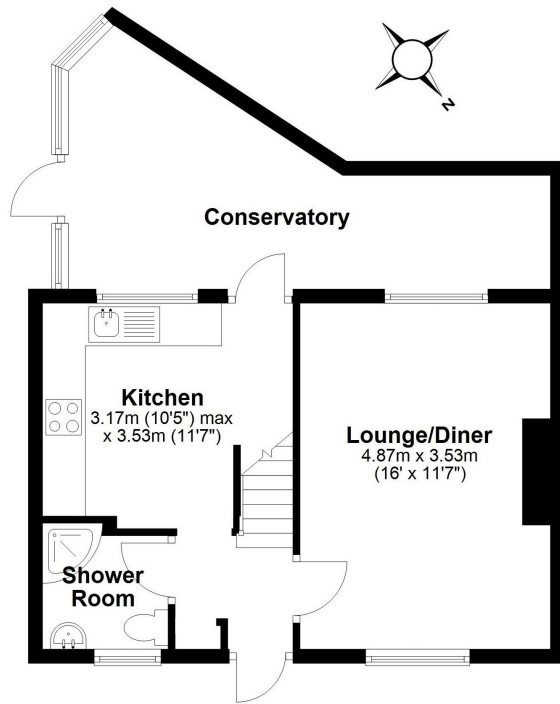
#### Rear Garden

A large rear garden laid mainly to lawn with hedge and wire fence borders. The second section of the garden houses a large outbuilding which was once used as kennels for dogs. This could easily be adapted to make a home office or gym.

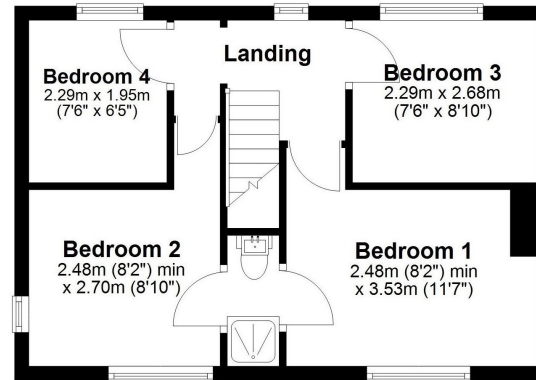
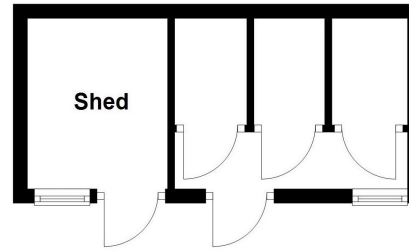
### Agents Note

Leasehold 125 years from February 2000 with 99 years remaining.





**Ground Floor**  
Approx. 51.6 sq. metres (555.8 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (377.2 sq. feet)

Total area: approx. 86.7 sq. metres (933.1 sq. feet)

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>		80
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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