



345, Norton Way South

Letchworth Garden City,
Hertfordshire, SG6 1SZ
£760,000

Country
properties

An Early Garden City four bedroom semi detached family home located within easy walking distance of the Town Centre & Main Line train station with links to Cambridge, London and beyond.

On the ground floor is a spacious entrance hall with galleried landing, lounge and a separate dining room leading to the study area. The kitchen has an integrated double oven and hob. Also on the ground floor is a shower room and bedroom four. Upstairs are three good size bedrooms and another shower room. The attic has power and light and a double glazed window to the rear. At the front of the house is parking for at least two vehicles and the rear garden is approx 110ft in length.

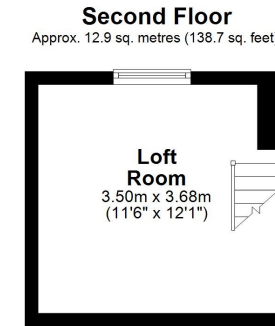
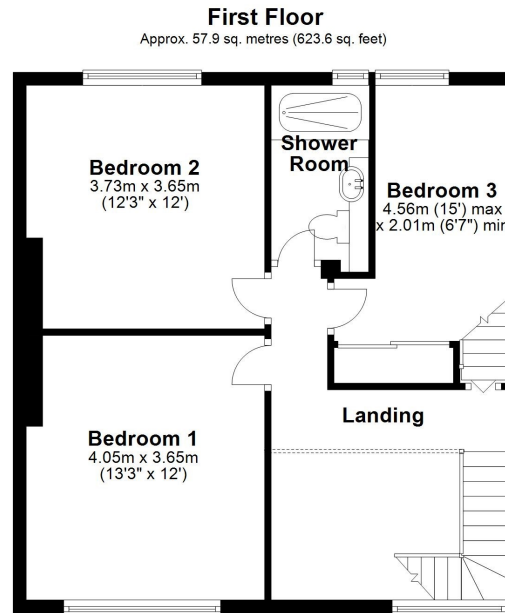
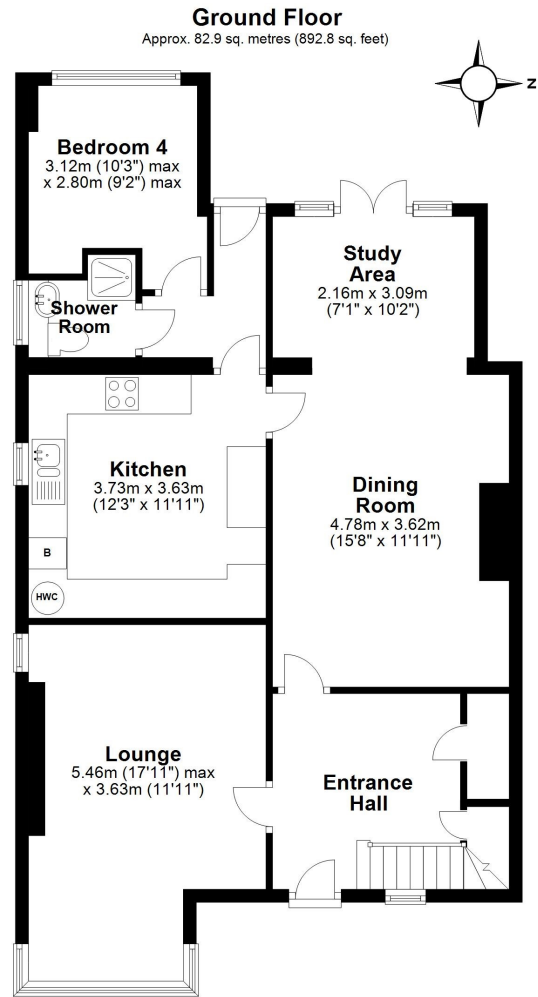
Internal viewing comes highly recommended.

- Leasehold - 945 years remaining, Peppercorn Ground Rent.
- Tax Band F - £3,027.69pa
- Offered with vacant possession - No upper chain.
- Spacious lounge, dining room and study area.
- Fitted kitchen with integrated double oven and hob.
- Ground floor bedroom four.
- Ground floor shower room.
- Three first floor bedrooms.
- Approx 110ft West facing rear garden.
- Off road parking for a couple of vehicles.









Total area: approx. 153.8 sq. metres (1655.1 sq. feet)

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