

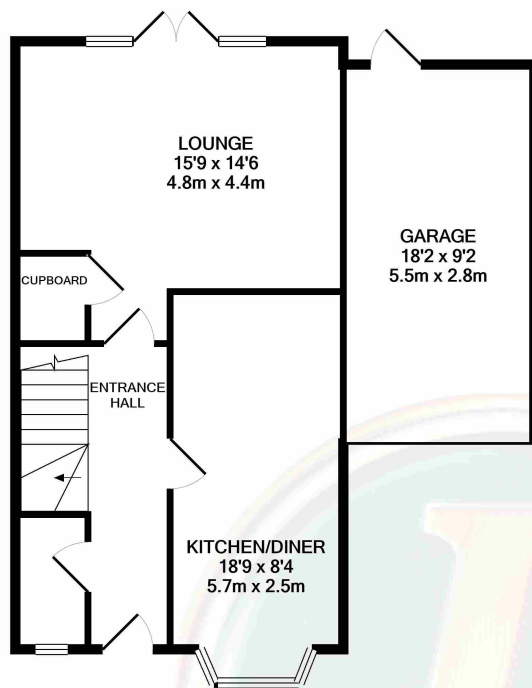


7 Phoenix Drive, Letchworth Garden City, Hertfordshire, SG6 1FY

£485,000

Lane & Bennetts are delighted to bring to market this well-maintained, spacious, semi detached home. Located within a popular residential development, this fine property makes a perfect home for a first time buyer, young family, downsizer or investor. The kitchen / diner is light and airy with it's bay window and is complete with integrated appliances and ample worktop space. There is a useful downstairs cloakroom in the entrance hall and large under stairs storage cupboard. The wide lounge room has French patio doors leading out onto the landscaped and garden complete with patio area, mature planting and personal door to the garage. To the first floor there are three good sized bedrooms, with the benefit of an en suite shower room and built-in wardrobe to bedroom one alongside a family bathroom. continue to



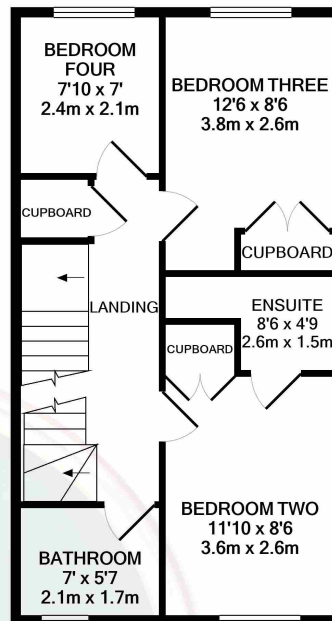


GROUND FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

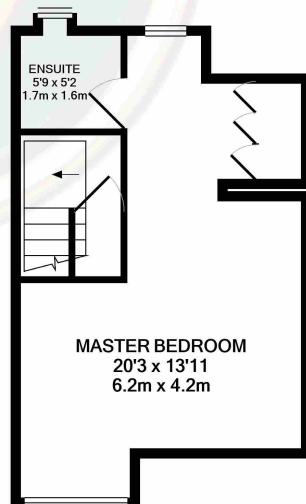
TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.3 SQ.M.)

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- MODERN KITCHEN / DINER WITH APPLIANCES
- WELL PRESENTED AND SPACIOUS
- EN SUITE TO GUEST BEDROOM
- LARGE MASTER BEDROOM WITH EN SUITE
- LANDSCAPED REAR GARDENS
- GARAGE & DRIVEWAY
- LEASEHOLD 982 yrs remaining | Council Tax Band: D | EPC: C
- VIEWING RECOMMENDED

