



Firecrest, Letchworth Garden City, Hertfordshire. SG6





## 3 Bedroom Terraced House

**£350,000 Freehold**

Offered CHAIN FREE, this well-presented and improved THREE bedroom property with driveway and rear garden sits within a quiet cul-de-sac in Letchworth Garden City.

- Freehold
- Chain free
- WC/shower room
- Driveway for three cars
- Modern kitchen/diner
- Cul-de-sac location
- Close to town centre and mainline station
- Well presented
- Council tax band C
- EPC rating C

## **General Description**

### **Living Room:**

Abt. 17' 6" x 13' 1" (5.33m x 3.99m) Carpet.  
Radiator. Dual aspect windows to front and rear.

### **Kitchen/Diner:**

Abt. 13' 8" x 13' 0" (4.17m x 3.96m) Tiled Floor.  
Tiled splashback. Radiator. Window to rear aspect. French doors opening through to garden. Worktops with under and over storage. Extractor. Gas hob and electric oven. Washing machine.

### **WC/Shower Room:**

Tiled floor. Tiled walls. Low level WC. Sink.  
Shower with sliding door. Heated towel rail.

### **Bedroom One:**

Abt. 11' 7" x 9' 9" (3.53m x 2.97m) Carpet.  
Radiator. Window to front aspect. Built in mirrored wardrobe. Built in over-bed storage.

### **Bedroom Two:**

Abt. 13' 1" x 9' 5" (3.99m x 2.87m) Carpet.  
Window to front aspect. Radiator.

### **Bedroom Three:**

Abt. 9' 7" x 7' 9" (2.92m x 2.36m) Carpet. Radiator.  
Window to rear aspect.

### **Bathroom:**

Abt. 6' 4" x 5' 6" (1.93m x 1.68m) Low level WC.  
Sink. Bath with wall mounted shower. Window to rear aspect.

### **Exterior:**

Lockable storage cupboard. Driveway for three cars. Enclosed rear garden with rear access.

## About the area

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads,

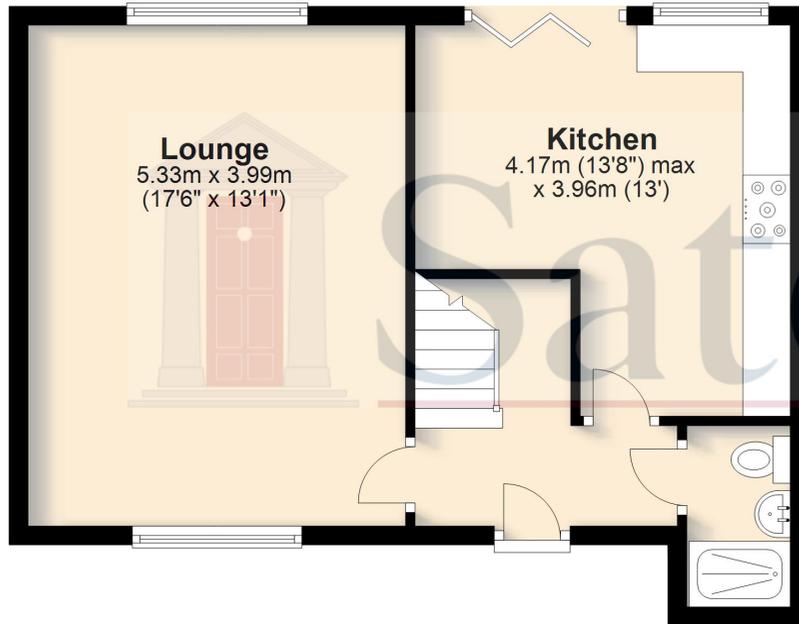
wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.



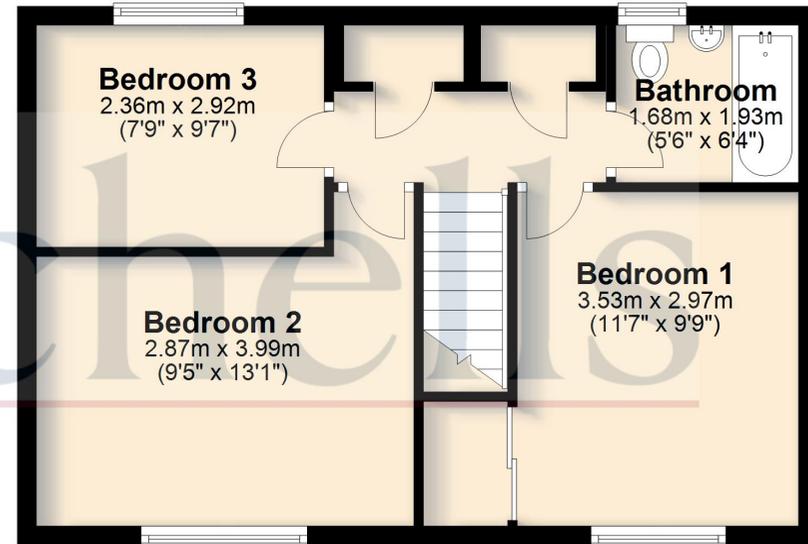


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.