

A two-story brick house with a brown tiled roof. The front facade features a large white-framed conservatory with a glass roof. Inside the conservatory, a black treadmill is visible. To the left of the conservatory is a wooden shed. To the right is a garden with a wooden fence, a large bush with red berries, and a paved area. A neighboring white house is visible in the background under a cloudy sky.

# 64, Sanderling Close

Letchworth Garden City,  
Hertfordshire, SG6 4HZ  
£240,000

country  
properties



A modern one bedroom house with a double glazed conservatory and private enclosed garden. Internal viewing comes highly recommended.

Located on the edge of Letchworth is this spacious one bedroom cluster home. The property has a spacious lounge leading into the conservatory. There is a fitted kitchen with integrated oven and hob. Upstairs there is a bedroom and a shower room. The property has double glazed windows and electric heating. Outside there is a private rear garden with decked area. The property also has two allocated parking spaces.

## Ground Floor

### Entrance Porch

Meter cupboard. Archway leading to the lounge.

### Lounge

12' 0" x 11' 9" (3.66m x 3.58m)

Double glazed French doors leading to the conservatory. Electric heater. Stairs to the first floor with recess under. Tv point. Archway leading to the kitchen.

### Kitchen

11' 9" x 5' 5" (3.58m x 1.65m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Integrated oven and electric hob with extractor over. Plumbing for a washing machine. Tiled splash areas. Double glazed window to the rear aspect

### Conservatory

8' 2" x 8' 0" (2.49m x 2.44m)

Full length double glazed windows and doors overlooking the rear garden. Wood laminate flooring.



## First Floor

### Landing

Fitted cupboards providing hanging space and housing the hot water tank.  
Access to the loft space.

### Bedroom

12' 0" x 11' 3" (3.66m x 3.43m)  
Double glazed window to the rear aspect. Electric heater. Recess f with space for a wardrobe.

### Shower Room

Comprising a low level wc, wash basin and corner shower cubicle with glass doors and screen. Tiled areas. Double glazed window to the rear aspect.

## Outside

### Rear Garden

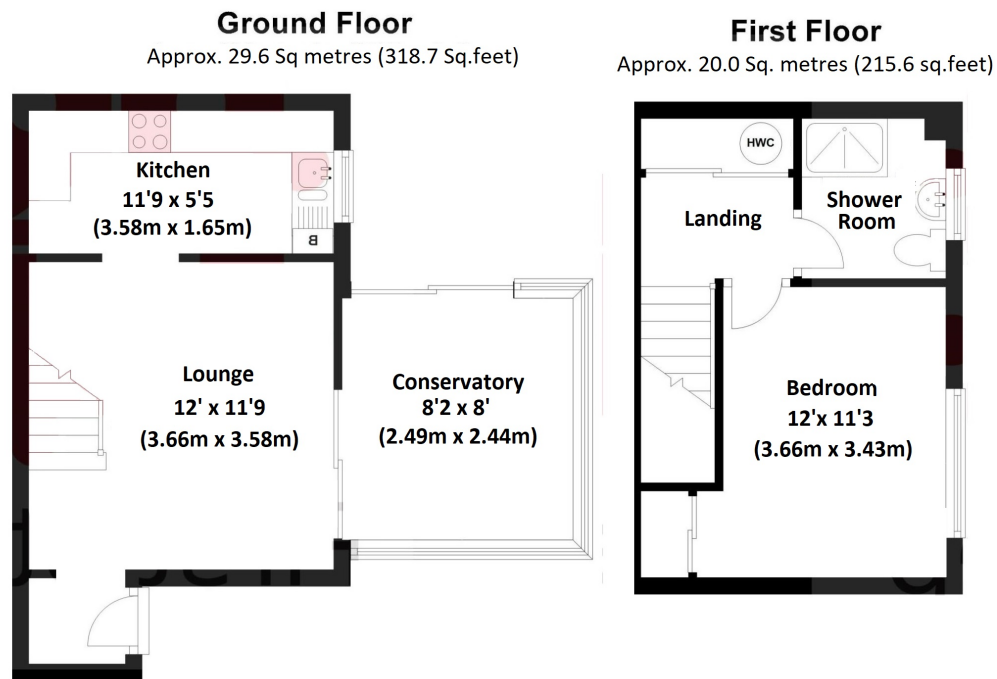
Mainly laid to lawn with shrub beds and borders. Raised decked area. Gated side access.

### Parking.

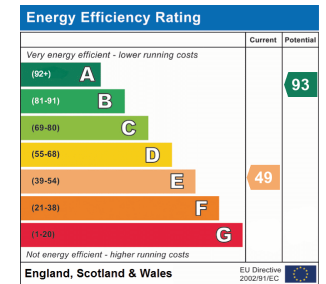
The property has two allocated parking spaces.







Total area: approx. 49.6 sq. metres (534.3 sq. feet)



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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