



87, Cowslip Hill

Letchworth Garden City,
Hertfordshire, SG6 4EX

£625,000

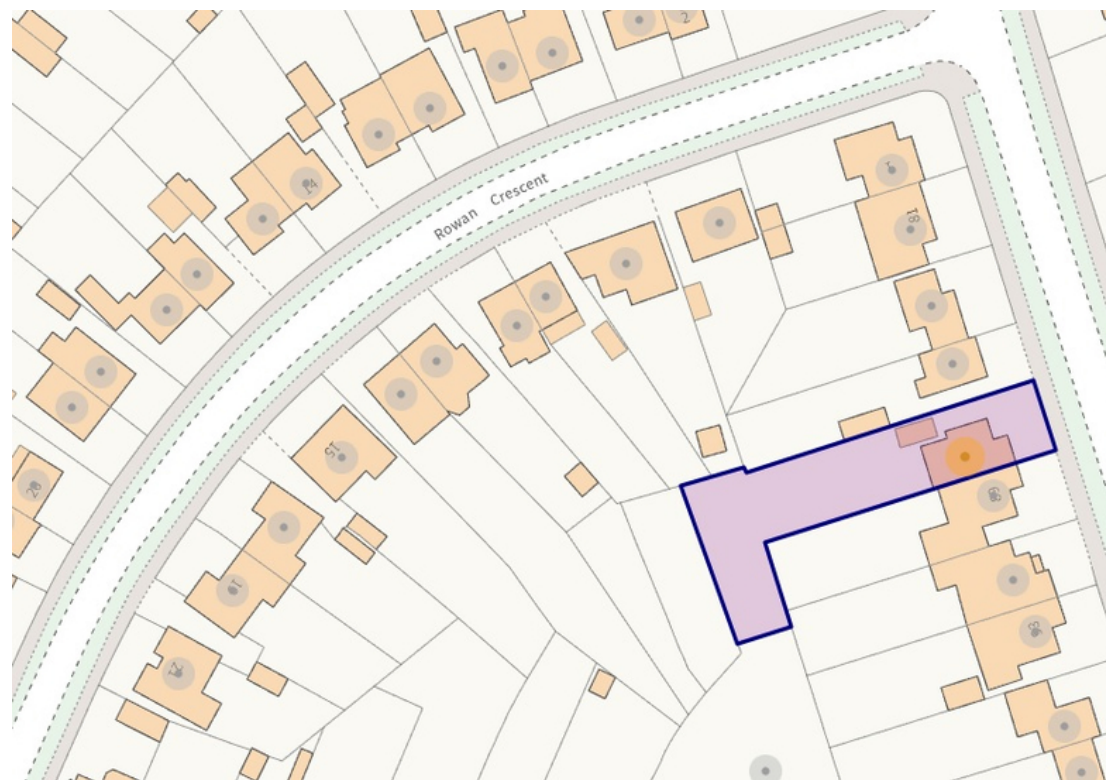
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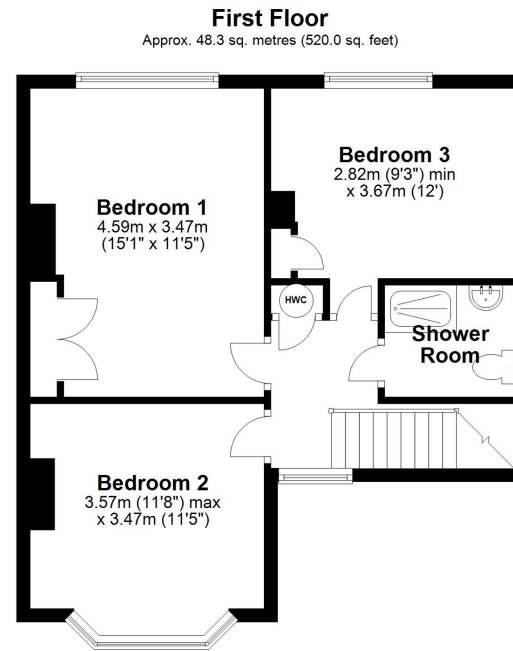
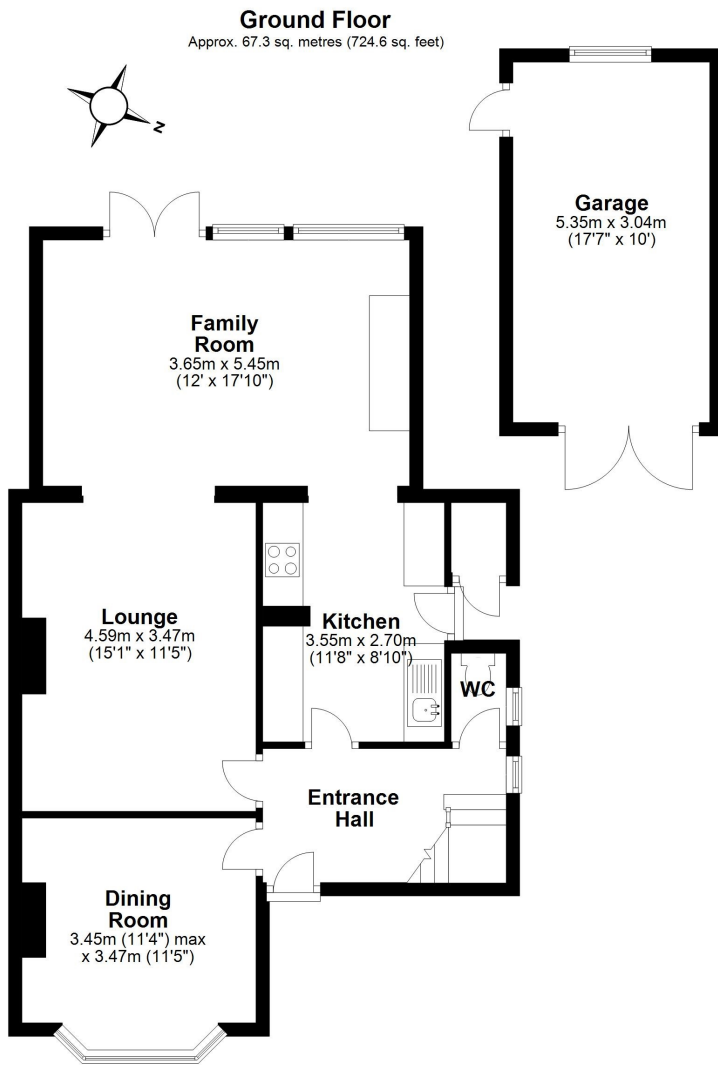
A traditional extended three bedroom semi detached family home in a sought after location close to the Town Centre. This particular property has a larger than average private rear garden.

This family home is in need of some modernisation and updating and internal viewing comes highly recommended. On the ground floor is an entrance hall and cloakroom. There is also a dining room, lounge and a large family room overlooking the rear garden. The kitchen has been re-fitted and has an integrated oven and hob. On the first floor there are three generous bedrooms and a shower room. At the front of the property is a small garden and a driveway leading to a single detached garage. The rear garden is much larger than average with mature trees and lawn.

- In need of some modernisation and updating.
- Freehold
- Three separate reception rooms.
- Electric storage heating.
- Modern kitchen with integrated oven and hob.
- Ground floor cloakroom.
- Three generous bedrooms.
- Large than average rear garden.
- Walking distance of the town centre and main line train station with links to Cambridge , London and beyond.







Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(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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