



Woodhurst, Letchworth Garden City, Hertfordshire. SG6 4LY





3 Bedroom Semi-Detached House

£415,000 Freehold

This charming three-bedroom end-terrace property is ideally situated close to local schools and amenities, making it a perfect choice for families. Complete with enclosed rear garden, garage and driveway, this modern family home offers further potential to extend subject to the necessary planning permissions (STPP).

- Three bedrooms
- Modern and spacious
- Garage and driveway
- Walking distance to local amenities
- Conservatory
- FREEHOLD
- South West facing garden
- Scope to extend STPP
- End-terrace
- EPC rating D. Council tax band C

Ground Floor

Entrance Porch/Hall:

Porch with upvc double glazed window to side leading through to the internal hallway. Upvc door to front. Carpet. Internal doors leading to living room and kitchen.

Living Room:

Abt. 18' 1" x 10' 8" (5.51m x 3.25m) Carpet. Double glazed window to front aspect. Storage cupboard. Electric wall mounted fire. Radiator. French doors leading through to conservatory.

Kitchen/Breakfast Room:

Abt. 14' 4" x 13' 5" (4.37m x 4.09m) Tiled floor. Radiator. Upvc double glazed windows to side and rear aspect. Fitted kitchen with countertops with sink and a range of wall and base mounted units with integrated dishwasher and extractor fan. Tiled splashback. Space for fridge/freezer and plumbed appliances. Storage cupboard. Breakfast bar. Internal lobby with potential for utility.

Conservatory:

Abt. 14' 4" x 9' 5" (4.37m x 2.87m) Part brick built with double glazed windows and door. Laminate flooring. Radiator.

First Floor

Landing:

Carpet. Cupboard. Upvc double glazed window to rear aspect.

Bedroom One:

Abt. 12' 1" x 10' 11" (3.68m x 3.33m) Upvc double glazed windows to front and side aspects. Carpet. Radiator. Built in cupboard.

Bedroom Two:

Abt. 10' 8" x 8' 11" (3.25m x 2.72m) Upvc double glazed window to front aspect. Carpet. Radiator.

Bedroom Three:

Abt. 9' 8" x 6' 4" (2.95m x 1.93m) Upvc double glazed window to rear aspect. Carpet. Radiator.

Bathroom:

Laminate flooring. Heated towel rail. Wash basin with vanity unit. Bath with mixer taps, wall mounted shower, glass screen and tiled walls. Low level WC.

Outside**Front Garden/Driveway:**

Gravel driveway with block paved pathway to door. Small lawn area to left. Brick arch with gates to garage. Gate to side access.

Rear Garden:

South West facing. Enclosed with fencing. Mostly laid to lawn with pathway and patio area to rear providing seating area. Garden shed.

Agents Note:

Draft particulars yet to be approved by Vendor and may be subject to change.

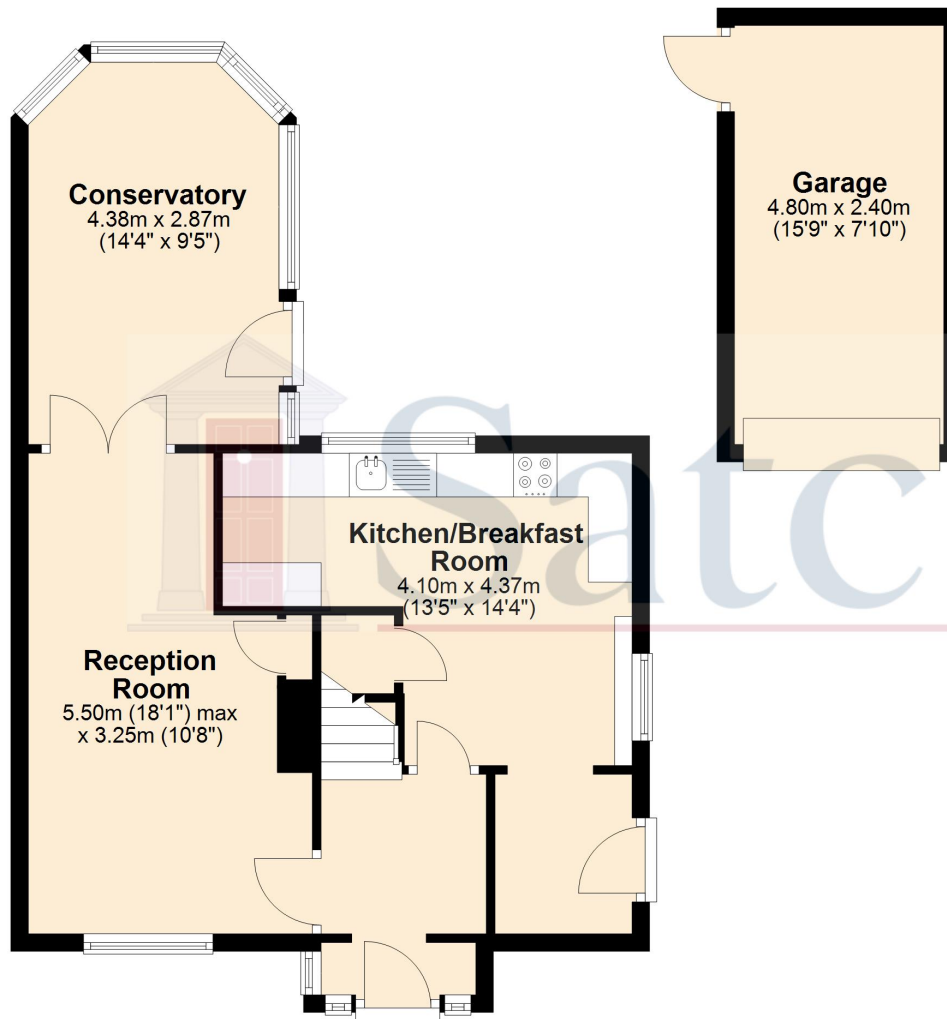




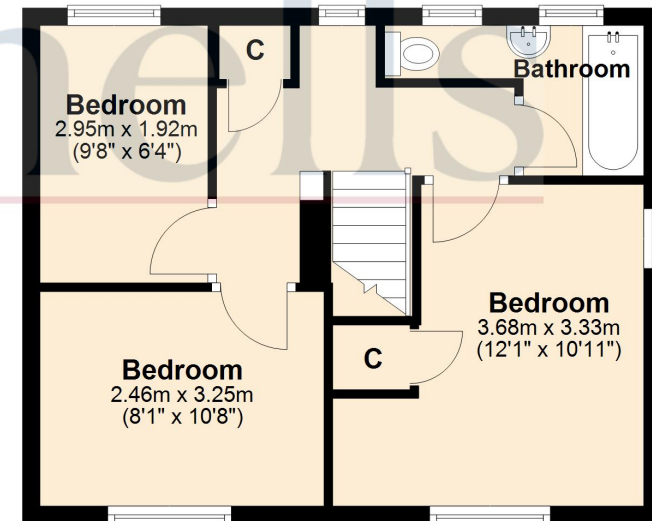
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Ground Floor



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.