



30 Dents Close, Letchworth Garden City SG6 2TP







  
Satchells

## 3 Bedroom Detached House

### £485,000 Freehold

Offered to the market CHAIN FREE, this charming three-bedroom detached property is located within a quiet cul-de-sac on the desirable 'Lordship' estate. Benefitting from a rear extension, this ideal family home offers spacious accommodation throughout, complimented further by its landscaped garden, garage and driveway as well as being within walking distance to the Lordship Farm School.

- FREEHOLD
- Detached property
- Extended to rear
- TWO bathrooms
- Sought after 'Lordship' estate
- Garage and driveway
- Landscaped sunny garden
- THREE bedrooms
- Bright and spacious
- Awaiting EPC. Council tax band E



  
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## **Ground Floor**

### **Entrance Hall:**

UPVC door to front. Laminate flooring. French doors through to;

### **Living/Dining Space:**

Abt. 17' 8" x 12' 9" (5.38m x 3.89m) French doors opening through from the hall way. Laminate flooring. Radiator. Open plan to living room. Built in cupboard.

### **Living Room:**

Abt. 17' 8" x 9' 8" (5.38m x 2.95m) Laminate flooring. Radiator. Electric fire with surround. Velux window. Double set of UPVC double glazed sliding doors to rear garden. Open plan to living/dining space.

### **Kitchen:**

Abt. 6' 5" x 12' 2" (1.96m x 3.71m) Laminate flooring. UPVC double glazed windows to front aspect. Radiator. Worktops with a range of wall and base mounted units and integrated sink. Plumbed appliances (included in sale). Tiled splashback. Hatch through to living/dining space.

## **Wet Room/Utility:**

Full wet room flooring with level access shower, low level WC and wash basin. Tiled walls. Double glazed window to side aspect. Radiator. Worktop for washer and dryer. Wall mounted electric shower. Extractor fan. Spotlights. Utility appliances available upon negotiation

### **First Floor**

#### **Landing:**

Carpet. Window to side aspect.

#### **Bedroom One:**

Abt. 8' 8" x 13' 0" (2.64m x 3.96m) Carpet. Radiator. Double glazed window with integral blinds to rear aspect. Built in wardrobes.

#### **Bedroom Two:**

Abt. 8' 8" x 12' 1" (2.64m x 3.68m) Carpet. Radiator. Double glazed window with integral blinds to front aspect. Built in wardrobes. Built in cupboard.

#### **Bedroom Three:**

Abt. 6' 7" x 9' 7" (2.01m x 2.92m) Carpet. Radiator. Double glazed window with integral blinds to rear aspect. Built in wardrobes. Built in cupboard.



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**Wet Room:**

Full wet room flooring with level access shower, low level WC and wash basin. Tiled walls. Double glazed privacy window to front aspect. Radiator. Built in cupboards. Wall mounted electric shower. Extractor fan. Spotlights.

**Outside****Front Garden:**

Covered porch to front door. Block paved driveway providing off-road parking for three cars. Raised brick planters. Garage access. Side access.

**Rear Garden:**

Sunny aspect and fully landscaped with patio/seating area, planted borders, artificial lawn, tree and garden shed to rear. Enclosed with fencing.

**Agents Note:**

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

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,







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.

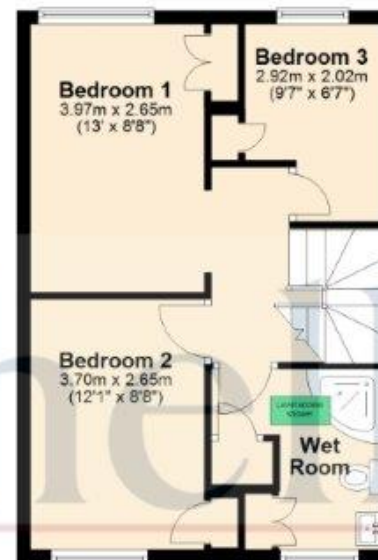




## Ground Floor



## 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.