



4, Ashfield Drive

Letchworth Garden City,
Hertfordshire, SG6 IGP

£465,000

country
properties

An impressive modern three bedroom semi detached home on the edge of a smart development. Internal viewing comes highly recommended to fully appreciate this home.

The property has a ground floor cloakroom, fitted kitchen and a spacious lounge/dining room overlooking the rear garden. Upstairs are three bedrooms, en-suite and a family bathroom. The property has gas central heating and double glazed windows.

Ground Floor

Entrance Hall

Stairs to the first floor. Store cupboard.

Cloakroom

Comprising a low level wc and a wash basin. Double glazed window to the front aspect.

Kitchen

12' 1" x 8' 0" (3.68m x 2.44m)

Fitted in a range of matching units providing ample storage space. Integrated oven and gas hob with extractor over. Plumbing for a washing machine and dishwasher. Integrated fridge/freezer. Single drainer sink unit. Tiled floor. Concealed gas central heating boiler. Double glazed window to the front aspect.

Lounge

15' 0" x 14' 11" (4.57m x 4.55m)

A spacious room with double glazed French doors and side windows leading to the rear garden. Radiators. Tv point.



First Floor

Landing

Access to the loft space. Linen cupboard.

Bedroom One

14' 1" x 8' 5" (4.29m x 2.57m)

Double glazed window to the rear aspect.
Radiator.

En-Suite Shower Room

Modern suite comprising a low level wc, wash basin and tiled shower cubicle with glass screen. Radiator.

Bedroom Two

9' 10" x 8' 5" (3.00m x 2.57m)

Double glazed window to the front aspect.
Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to the rear aspect.
Radiator.

Bathroom

Modern white suite comprising a low level wc, wash basin and panelled bath. Tiled areas. Radiator. Double glazed window to the front aspect.

Outside

Front Garden

Pathway to front door. Well stocked shrubs.
Driveway for a number of vehicles leading to the garage.

Rear Garden

Landscaped rear garden with a patio adjacent to the rear of the house. :Lawned area with pathway leading to a deck area for the afternoon/evening sun. Personal door to the garage.

Garage

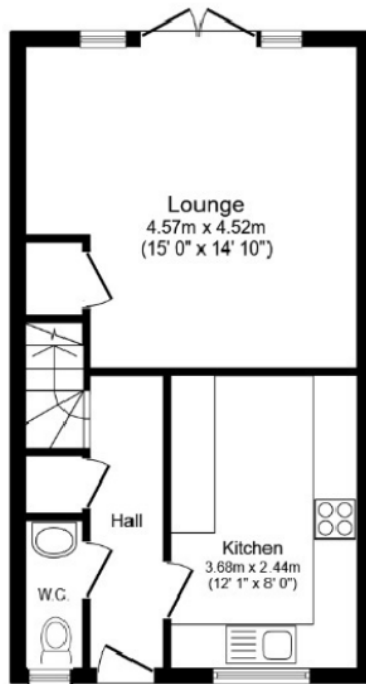
The rear of the garage has been converted to a Home Office but could easily be a gym or playroom. The room is fully insulated with power and a wifi connection. The front of the office makes an ideal bike and tool store.

Agents Note

Leasehold - 999 year lease from 2017 with 988 years remaining.
Peppercorn Ground Rent
Service Charge £191 pa

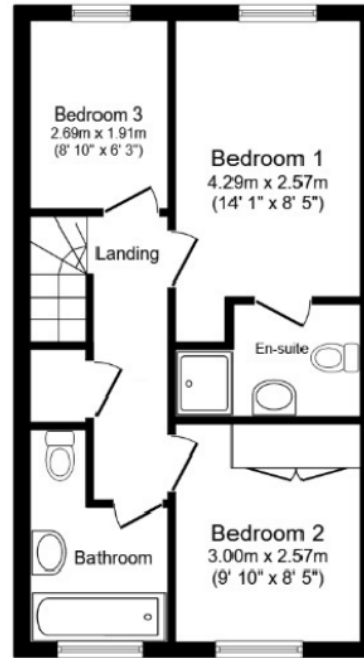
Solar Panels to supplement the electricity.





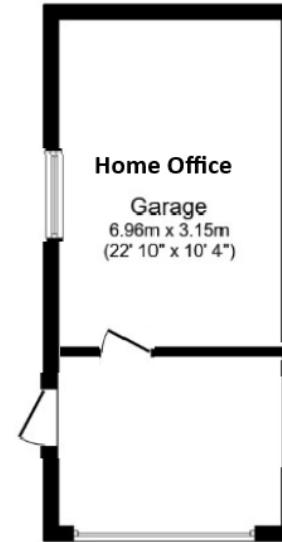
Ground Floor

Floor area 39.0 m² (420 sq.ft.)



First Floor

Floor area 39.0 m² (420 sq.ft.)



Garage

Floor area 21.5 m² (231 sq.ft.)

TOTAL: 99.5 m² (1,071 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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