



Sanderling Close, Letchworth Garden City SG6 4HY

 **Satchells**



2 Bedroom End of Terrace House

£315,000 Freehold

A well presented two bedroom end of terraced home featuring a spacious living area, good sized kitchen, well kept garden, side access, two allocated parking spaces. Conveniently located close to schools, amenities and transport links, this property offers comfort and practicality in a desirable setting.

- Two double bedrooms
- Two allocated parking spaces
- New front door
- Freehold
- Well kept rear garden
- Close to amenities
- EPC rating C. Council tax band C



Ground Floor

Lounge:

Abt. 15' 8" x 11' 8" (4.78m x 3.56m) Double glazed windows to front. Under stairs cupboard. Radiator.

Kitchen:

Abt. 11' 8" x 8' 8" (3.56m x 2.64m) Double glazed windows to rear. Wall and base units. Space for fridge freezer, washing machine and dishwasher. Stainless steel sink. Electric oven and hob. Radiator. Door to rear garden.

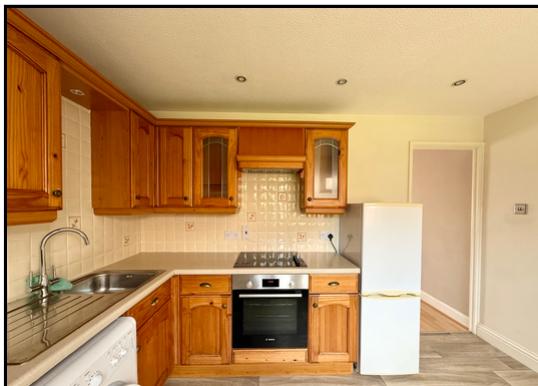
First Floor

Landing:

Loft access. Doors to bedrooms and bathroom.

Bedroom One:

Abt. 9' 5" (upto wardrobe) x 8' 9" (2.87m x 2.67m) Double glazed window to rear. Built in wardrobes. Radiator.



Bedroom Two:

Double glazed window to rear. Radiator.

Bathroom:

Three piece suite comprising bath with shower over, wash hand basin and low level WC. Storage cupboard housing water tank. Radiator. Double glazed window to side.

Outside

Front Garden:

Mainly laid to lawn with two allocated parking spaces.

Rear Garden:

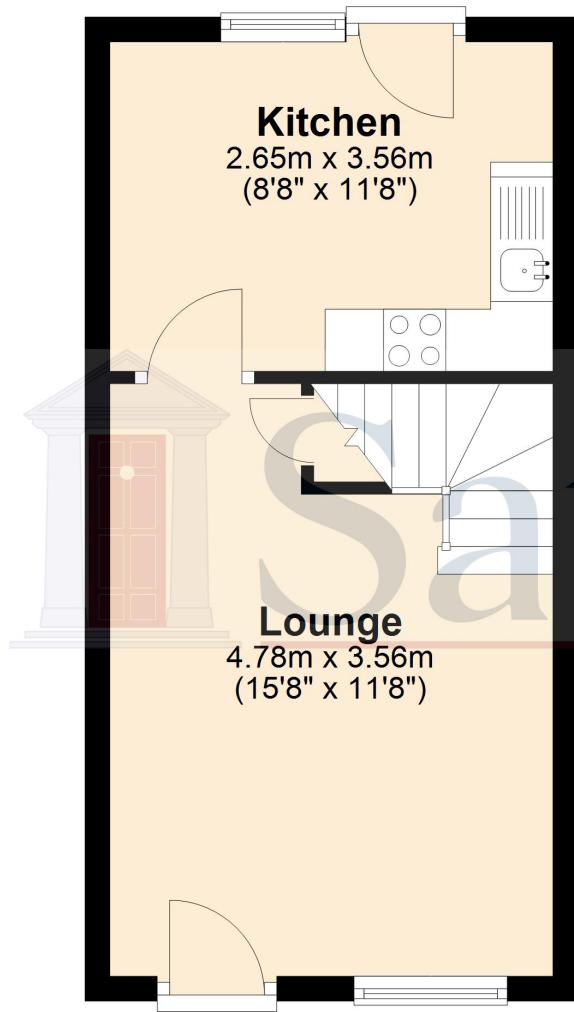
Mainly laid to lawn. Patio Area. Timer Shed. Side Access.

Agents Note:

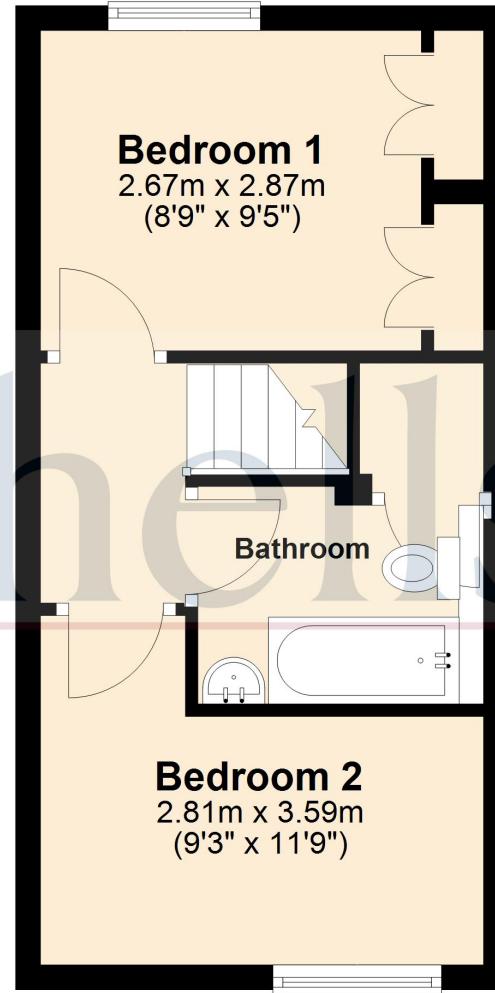
Draft particulars yet to be approved by vendor and subject to change.

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Ground Floor



First Floor



For illustration 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.