



Parkfield, Letchworth Garden City, Hertfordshire. SG6 2QQ





3 Bedroom End of Terrace House £300,000 Freehold

A three bedroom end of terrace property with generous living space. Situated close to local shops and schools this property is an ideal family home. The accommodation briefly comprises entrance porch leading to lounge/diner, modern kitchen, downstairs cloakroom, rear porch, 3 bedrooms upstairs and family bathroom. With a private garden to the rear and ample parking this property must be viewed!



- Three bedrooms
- End terrace
- Generous living space
- Front and rear porches
- Downstairs toilet
- Close to shops
- Quick access to A1
- Ample parking
- Freehold
- EPC rating D. Council tax band C

Ground Floor**Entrance Porch:**

Door to Lounge.

Inner Hallway:

Stairs to first floor. Laminate floor. Storage cupboard. Radiator.

Lounge/Diner:

Abt.18' x 15' 11" (5.48m x 4.84m) An 18ft lounge/diner featuring a brick built fireplace and surround with TV point and two radiators. Built in cupboard housing electric and gas meters. Laminate floor.

Kitchen:

Abt. 11' 7" x 9' 11" (3.53m x 3.01m) Range of wall and base units of cupboards and drawers with one and a quarter bowl sink unit. Integrated oven and hob with extractor fan over. Plumbing for washing machine and dishwasher. Display lighting under units. Ceramic splash tiling. Double glazed window to rear aspect. Breakfast bar. Radiator. Tiled floor.

Cloakroom:

Low level wc and wash hand basin. Radiator. Double glazed window to rear.

First Floor**Landing:**

Access to loft void. Boiler housed in loft. Airing cupboard housing water tank.

Bedroom One:

Abt. 14' 9" x 9' 4" (4.5m x 2.84m) Full length built in mirrored wardrobe. Laminate floor. Radiator. Double glazed window to rear.

Bedroom Two:

Abt. 14'10" x 9' 4" (4.53m x 2.84m) Radiator. Laminate floor. Double glazed window to front.

Bedroom Three:

Abt. 11' 6" x 6' 5" (3.5m x 1.95m) Double glazed window to front. Built in cupboard. Radiator. Laminate floor.

Bathroom:

Suite comprising panelled bath with electric shower over, wash hand basin and low level wc. Fully tiled walls. Heated towel rail. Shaver point. Double glazed window to rear.

Outside

Rear Garden:

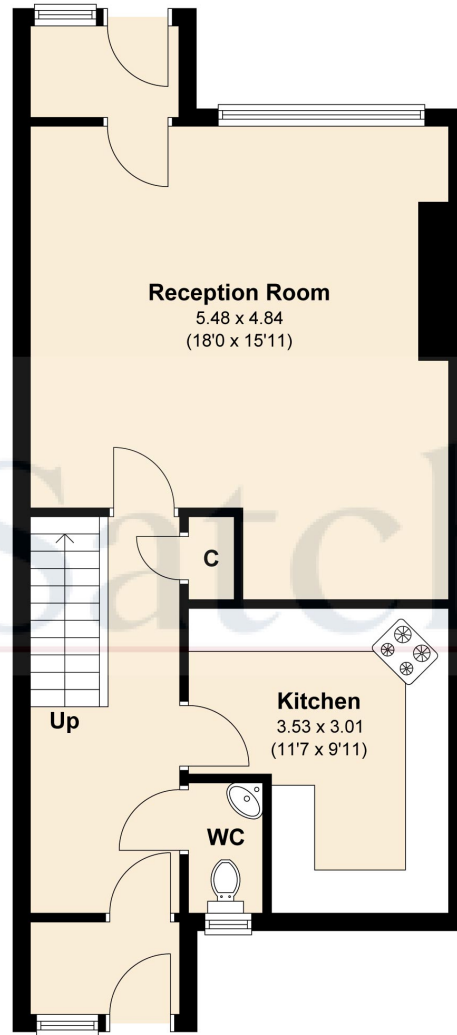
Enclosed rear garden with side access. Decked area with pergola and further terraced area with shrubs. Ample parking at rear of property.



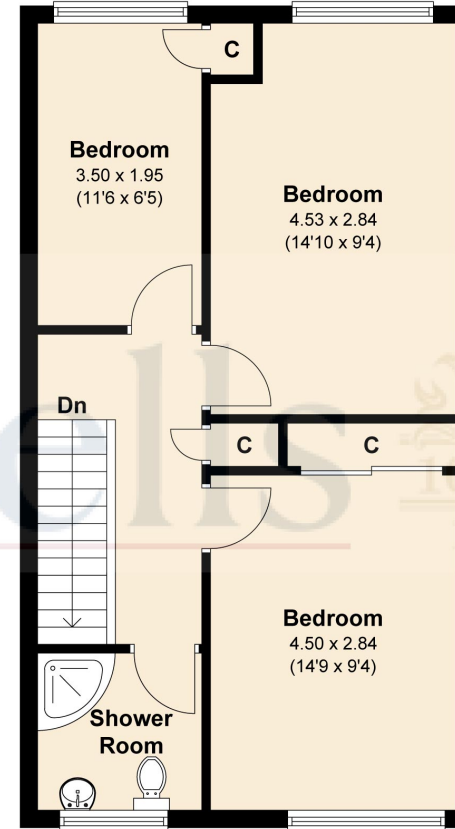


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



Total area: approx. 92.20 sq. metres (992.43 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances
and other features are approximate.