



Woodhurst, Letchworth Garden City, Hertfordshire. SG6 4LY







## 3 Bedroom Semi-Detached House Offers Over £400,000 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.





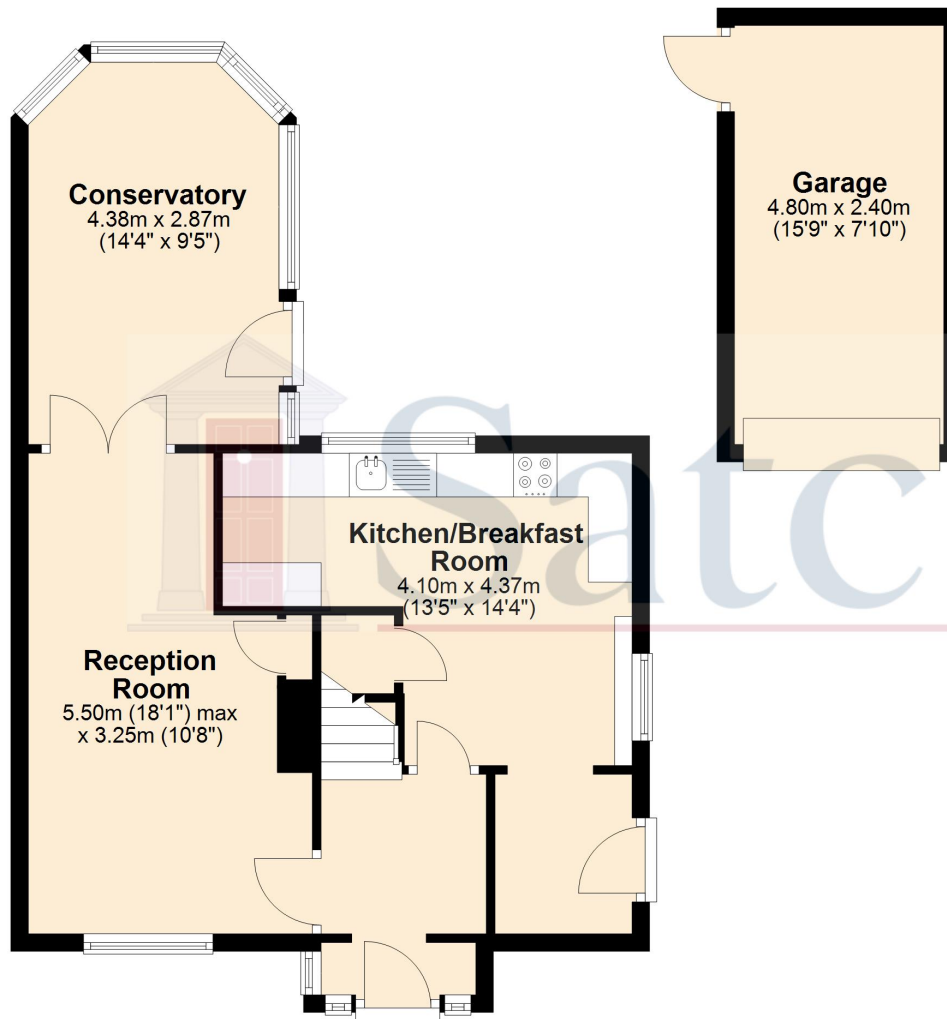


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

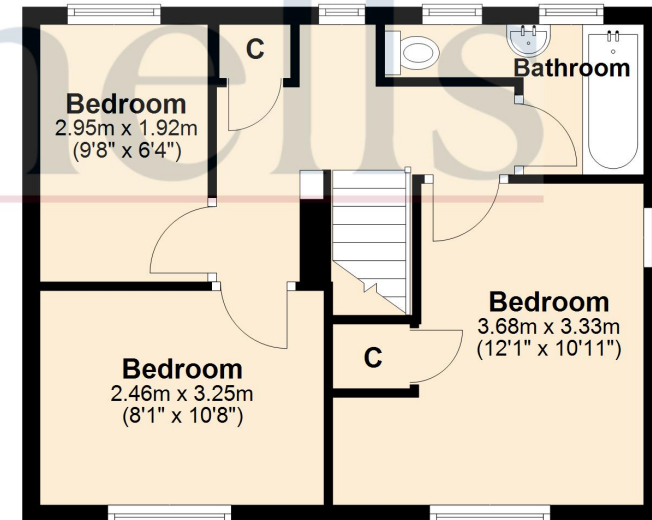




## Ground Floor



## 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.