



Maycroft, Letchworth Garden City, Hertfordshire. SG6 4QD





3 Bedroom Semi-Detached House

£410,000 Freehold

Welcome to this beautifully presented, three bedroom semi-detached property that blends space, style, and practicality in a vibrant community located in Letchworth. Offering full modernisation throughout, this property not only has three double bedrooms but also includes a large private garden and ideal off-road parking, perfect for first-time buyers and growing families alike. Inside this beautifully kept home the space offers an open plan living and dining experience, perfect for family entertainment, including brand new windows throughout, offering both energy efficiency and peace of mind. In the heart of the home, the kitchen offers perfect space for all appliances and useful storage including a separate utility and brand new downstairs WC.



- Three double bedrooms
- Downstairs WC
- Modernised throughout
- Open plan living and dining
- Separate utility room
- New windows
- Large private garden
- Modern kitchen
- Driveway for off street parking
- Freehold
- Awaiting EPC. Council tax band C

Ground Floor:**Hall:**

Circular window to front. Radiator. Utilities cupboard. Stairs to first floor. Laminate flooring.

Kitchen:

Abt. 13' 8" x 8' 4" (4.17m x 2.54m) Comprising a range of wall and base units with natural wood worktops. Integrated oven, electric hob and extractor hood. Sink unit. Radiator. Window to rear. Tiled floor.

Internal Lobby:

Leading to WC. Space for appliances. Upvc door to garden.

Utility:

Abt. 7' 9" x 5' 2" (2.36m x 1.57m) Space for fridge/freezer and tumble dryer. Shelving. Tiled floor.

WC:

Abt. 4' 8" x 2' 8" (1.42m x 0.81m) Suite comprising low level WC and wash hand basin. Extractor fan. Tiled flooring.

Living Room:

Abt. 18' 4" x 10' 8" (5.59m x 3.25m) Dual aspect double glazed windows to front and rear. Two radiators. Laminate flooring. Door to kitchen.

First Floor:**Landing:**

Window to rear. Airing cupboard. Spotlights. Carpet flooring.

Bedroom One:

Abt. 12' 8" x 10' 8" (3.86m x 3.25m) Window to front. Alcove for dresser. Cupboard. Access to loft. Carpet flooring.

Bedroom Two:

Abt. 10' 7" x 7' 7" (3.23m x 2.31m) Window to front. Radiator. Carpet flooring.

Bedroom Three:

Abt. 10' 3" x 7' 7" (3.12m x 2.31m) Dual aspect windows to side and rear Radiator. Carpet flooring.

WC:

Privacy window to rear. WC. Extractor. Tiled flooring.

Bathroom:

Abt. 5' 5" x 4' 8" (1.65m x 1.42m) Privacy window to rear. Suite comprising bath with mixer taps , wall shower and glass screen, wash hand basin. Tiled walls and floor. Extractor. Spotlights.

Outside:**Front Garden:**

Path to front door. Gravel drive with parking for two cars. Access to side.

Rear Garden:

Enclosed by wooden fencing and mostly laid to lawn with gravel seating area. Raised beds and shrubs. Large shed.

Additional Information:**Agents Note:**

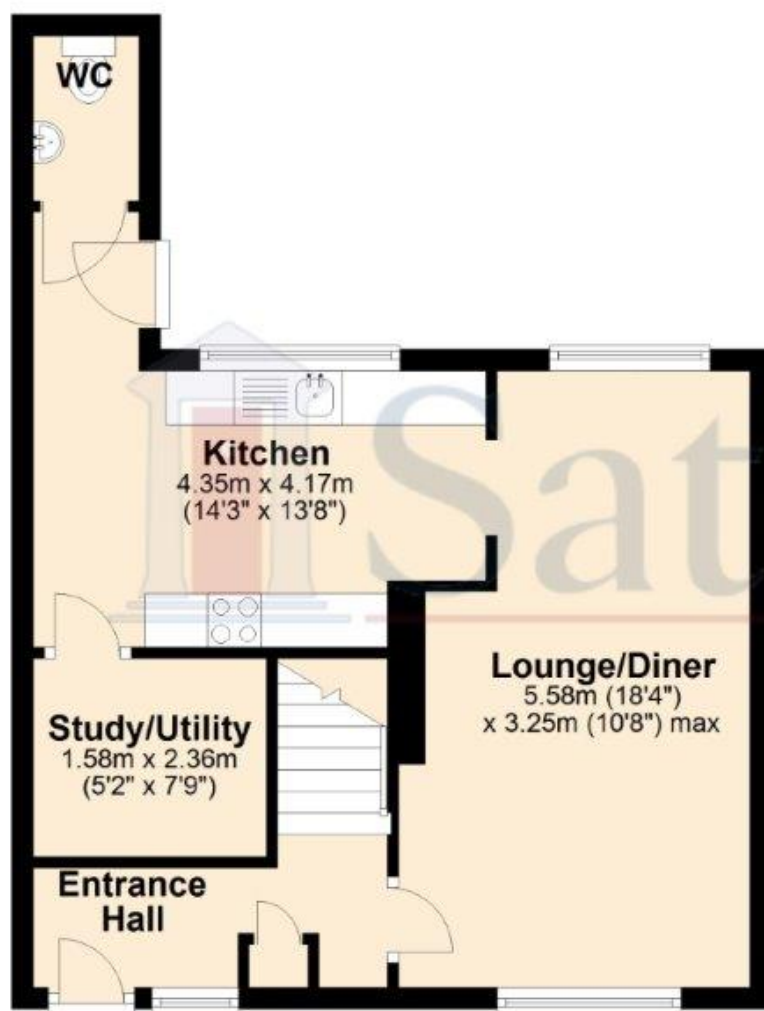
Draft details yet to be approved by the vendor and may be subject to change.



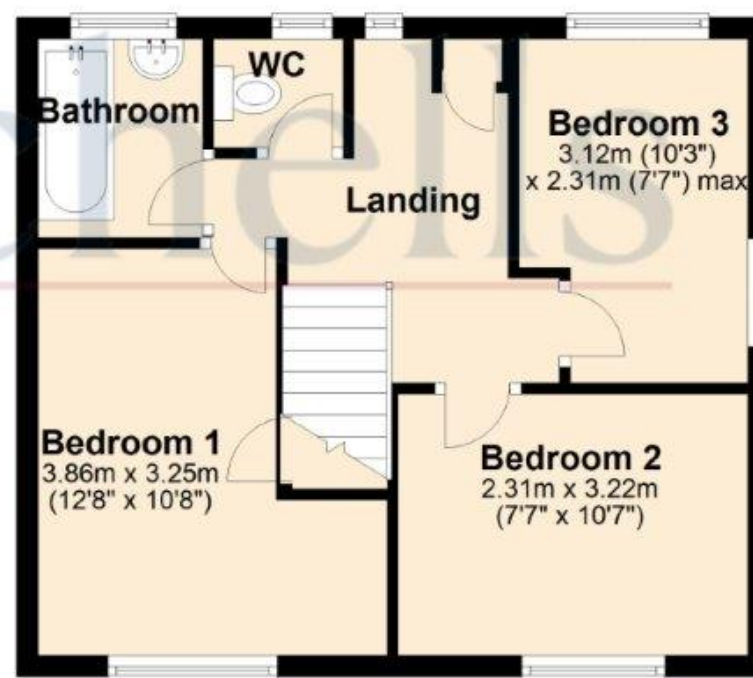


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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