



11, Romany Close

Letchworth Garden City,
Hertfordshire, SG6 4JZ
£375,000

country
properties

Rare to the market is this detached chalet style house located on the very edge of Letchworth. The property is offered with vacant possession and no upper chain. The ground floor benefits from a spacious lounge leading onto the conservatory, fitted kitchen with integrated oven & hob, shower room and main bathroom, study & dining room/bedroom 3. Upstairs are 2 further bedrooms. Private garden at the rear, to the front is parking for 2 cars and a single garage. Internal viewing comes highly recommended to appreciate this home.

Ground Floor

Hallway

Store cupboard. Stairs leading to the first floor.

Lounge

3.26m x 4.41m (10' 8" x 14' 6")
Double glazed window to the side aspect.
Tv point. Radiator. Opening leading to the conservatory.

Conservatory

2.44m x 3.93m (8' 0" x 12' 11")
Brick based conservatory with windows and doors overlooking the rear garden.

Kitchen/Breakfast Room

4.33m x 3.01m (14' 2" x 9' 11")
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Integrated double oven and hob. Plumbing for a washing machine and dishwasher. Double glazed window and door leading to the rear garden.

Shower Room

Comprising a low level wc, wash basin and large shower cubicle. Ceramic tiling. Chrome heated towel rail.

Study

2.82m x 1.71m (9' 3" x 5' 7")
With bespoke fitted desk and matching furniture. Radiator. Double glazed window to the side aspect.

Dining Room/Bedroom

4.38m x 2.17m (14' 4" x 7' 1")
Radiator. Double glazed window to the front. Fitted cupboards.

Bathroom

Three piece suite comprising a low level wc, wash basin and panelled bath. Ceramic tiling. Double glazed window to the front aspect.

First Floor

Landing

Double glazed window to the side. Fitted cupboards.



Bedroom 1

3.28m x 3.99m (10' 9" x 13' 1")

Fitted in a range of matching bedroom furniture consisting of wardrobes, side units and overhead cupboards. Radiator. Double glazed window to the side aspect.

Bedroom 2

2.93m x 3.99m (9' 7" x 13' 1")

Fitted wardrobes to one wall and matching drawer unit. Radiator. Double glazed window to the side aspect.

Outside

Front Garden

Mature front garden with off road parking for two vehicles. Gated access to the rear garden.

Garage

4.39m x 2.32m (14' 5" x 7' 7")

Single garage with power and light.

Rear Garden.

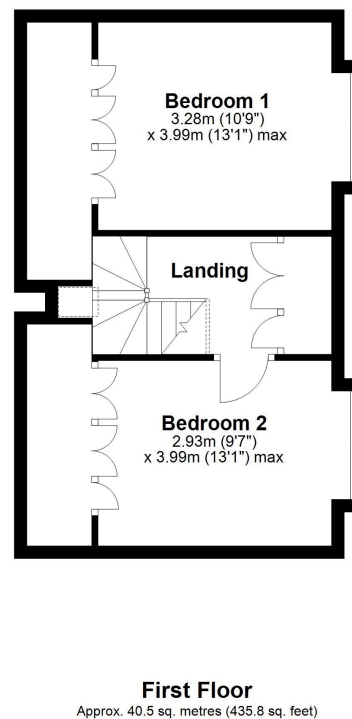
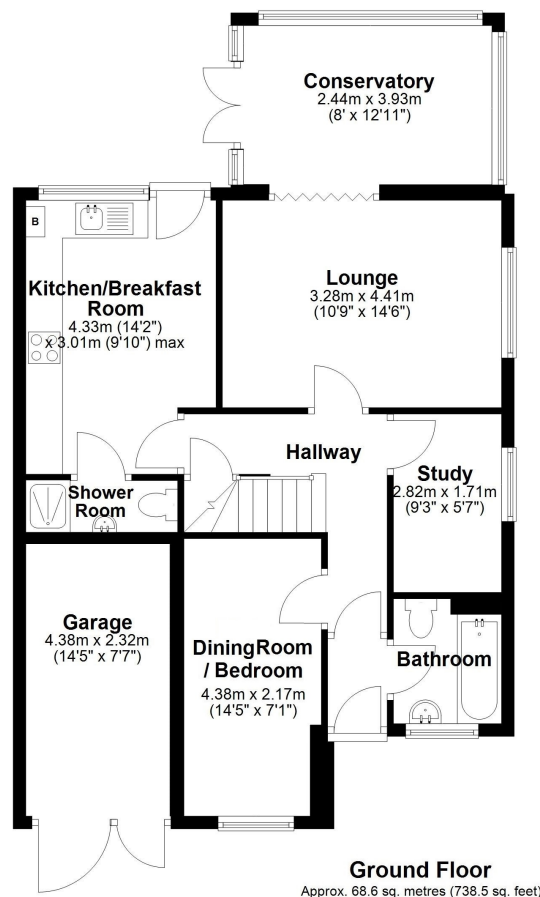
A well stocked rear garden with a range of mature trees and shrubs. Gated access to the front.

Agents Notes

Council Tax Band E

Freehold.





Total area: approx. 109.1 sq. metres (1174.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	60	76
	EU Directive 2002/91/EC	

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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