



# 46, Heathermere

Letchworth Garden City,  
Hertfordshire, SG6 4QH  
£425,000

country  
properties

A spacious three bedroom semi-detached family home located within easy walking distance of a number of popular schools, local shops and open countryside. Offered with vacant possession and no upper chain.

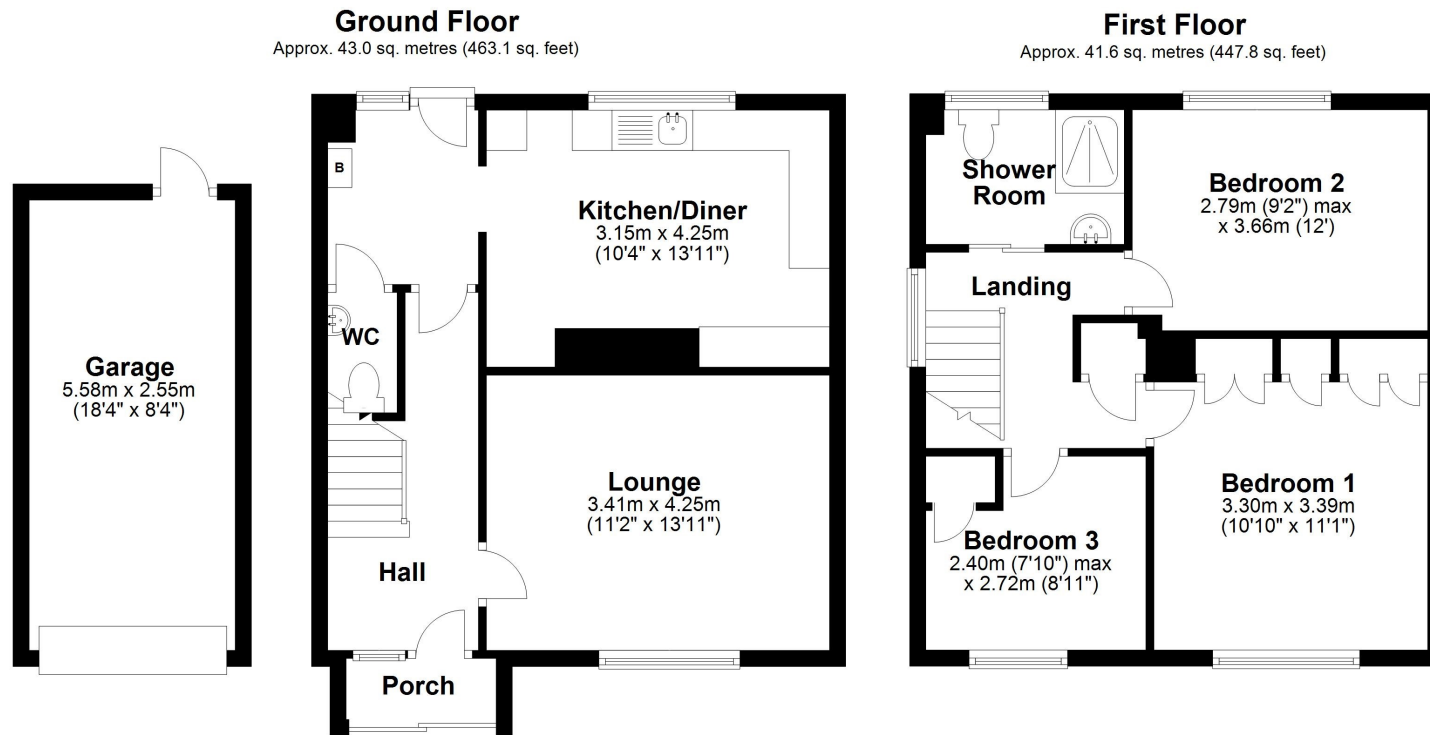
The property has a spacious lounge and a separate kitchen/dining room overlooking the rear garden. Also on the ground floor is a small utility area and a Saniflo Wc. Upstairs are three bedrooms and a shower room. The property is double glazed and has gas central heating. At the front there is off road parking for a couple of vehicles leading to a single garage. The rear garden is laid to lawn with hard standing for a caravan or something similar.

Internal viewing comes highly recommended.

- Vacant Possession – No Upper Chain.
- Freehold
- Council Tax Band C.
- Three good size bedrooms.
- Gas central heating and double glazing.







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			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 84.6 sq. metres (910.8 sq. feet)

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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