



Lindencroft, Letchworth Garden City, Hertfordshire. SG6 4NP

| Satchells





## 2 Bedroom End of Terrace House £365,000 Freehold

Offered to the market CHAIN FREE, this two bedroom end of terrace home offers a really practical layout, paired with the everyday convenience of a driveway and garage, plus a private rear garden for relaxing or entertaining. Sitting just opposite a greenspace, this property is located close to Letchworth town and mainline station as well as local schools and shops. With potential to extend STPP, this property makes for the ideal family home.

- Freehold
- Two bedrooms and can easily convert to three
- Garage and driveway
- Enclosed rear garden
- Potential to extend (STPP)
- Close to town and mainline station
- End of terrace
- Chain free sale
- Conservatory
- EPC rating D. Council tax band C

**Ground Floor:****Entrance Hall:**

Upvc door to front. Carpet. Radiator. Circular window to front aspect. Stairs to first floor.

**Living/Dining Room:**

Abt. 17' 9" x 10' 9" max (5.41m x 3.28m max) Carpet. Two radiators. Dual aspect double glazed windows to front and rear. Space for dining table. Electric fireplace with mantle and surround.

**Kitchen:**

Abt. 8' 1" x 14' 5" max (2.46m max x 4.39m) Tiled floor. Double glazed window to rear aspect. Upvc door to conservatory. Radiator. Worktops with a range of wall and base mounted units with tiled splashback and integrated sink/drainage. Space for appliances and cooker.

**Utility:**

Lino flooring. Gas metre. Cupboards. Potential for utility space or extending kitchen space.

**Conservatory:**

Tiled floor. Double glazed windows to all aspects. Upvc door to garden.

**First Floor:****Landing:**

Carpet. Airing cupboard. Double glazed window to rear aspect.

**Bedroom One:**

Abt. 18' 2" x 10' 9" (5.54m x 3.28m) Carpet. Two radiators. Triple aspect double glazed windows to front, side and rear. Fitted wardrobes. Easily split into two bedrooms with partition wall.

**Bedroom Two:**

Abt. 12' 11" x 7' 6" (3.94m x 2.29m) Carpet. Double glazed window to rear aspect. Built-in wardrobes. Large storage cupboard. Access to loft space.

**Shower Room:**

Lino flooring. Tiled walls. Double glazed privacy window to rear. Radiator. Walk-in shower with glass doors. Wash basin.

**WC:**

Lino flooring. Part tiled walls. Double glazed privacy window to rear. Radiator.

**Outside:****Front Garden:**

Pathway leading to front door and side gate to garden. Mostly laid to gravel with hedging to front. Driveway and access to garage front.

**Rear Garden:**

Mostly laid to lawn with established planting and hedging. Patio space to rear of the house with pathway leading down to summer house and side access. Door to rear of garage.

**Driveway:**

Concrete driveway with off road parking for one car. Potential to further extend driveway or park on gravel area.

**Additional Information:****Agents Note:**

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

**Anti-Money Laundering:**

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



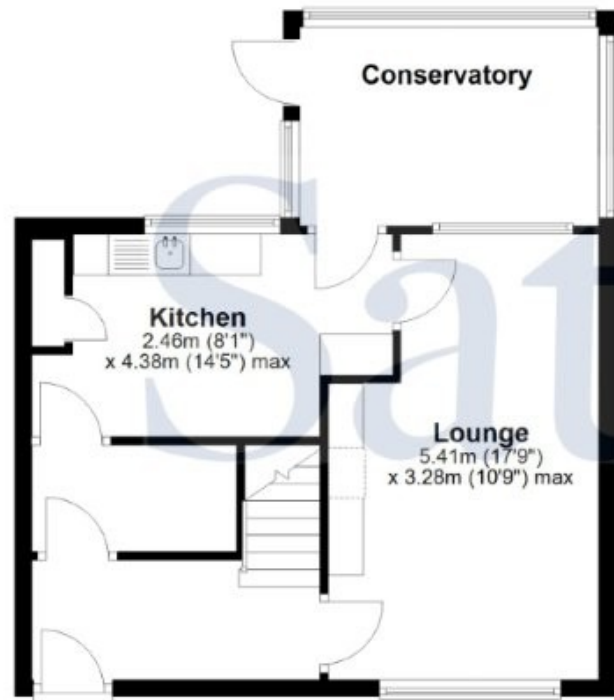




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

# Satchells

### Ground Floor



### First Floor



For illustration 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.