



21 Maycroft, Letchworth Garden City, Hertfordshire. SG6 4QB







## 1 Bedroom Maisonette

### £200,000 Leasehold

This well-presented one-bedroom ground floor maisonette offers a perfect blend of style, comfort, and convenience. Featuring a private driveway with space for two cars, the property ensures easy off-road parking, enclosed rear garden providing outdoor space and lockable storage. Located within walking distance to the town centre, mainline station, local shops and Norton common.

- One bedroom maisonette
- Ground floor
- Driveway for 2 cars
- Private enclosed rear garden
- Outdoor lockable storage
- Leasehold
- Well presented
- Bright and spacious throughout
- Perfect first time buy
- EPC rating D. Council tax band A

## Ground Floor

### Entrance Hall:

Laminate flooring. Storage cupboard.

### Living Room:

Laminate flooring. Double glazed bay window to front aspect. Storage cupboard. Electric fire with mantle and surround. Electric heater.

### Kitchen:

Laminate flooring. Natural wood worktops with a range of base mounted units. Integrated fridge/freezer, oven, electric hob, extractor and sink/drain. Double glazed window to garden aspect.

### Bedroom:

Double glazed window to garden aspect. Laminate flooring. Electric heater. Space for dressing table and wardrobes or desk.

### Bathroom:

Tiled floor. Part tiled walls. Double glazed privacy window to front. Wash basin with vanity unit. WC. Bath with mixer taps and wall mounted electric shower.

## Storage:

Brick built storage to side of property. Storage unit by front door of property.

## Outside

### Front Garden:

Block paved driveway for two cars. Lawn space to front of property and pathway leading to front door, storage and enclosed rear garden.

### Rear Garden:

Enclosed with fencing. Accessible from side of property. Mostly laid to lawn with established planted borders, garden shed and patio space directly to rear.

## Agents Note:

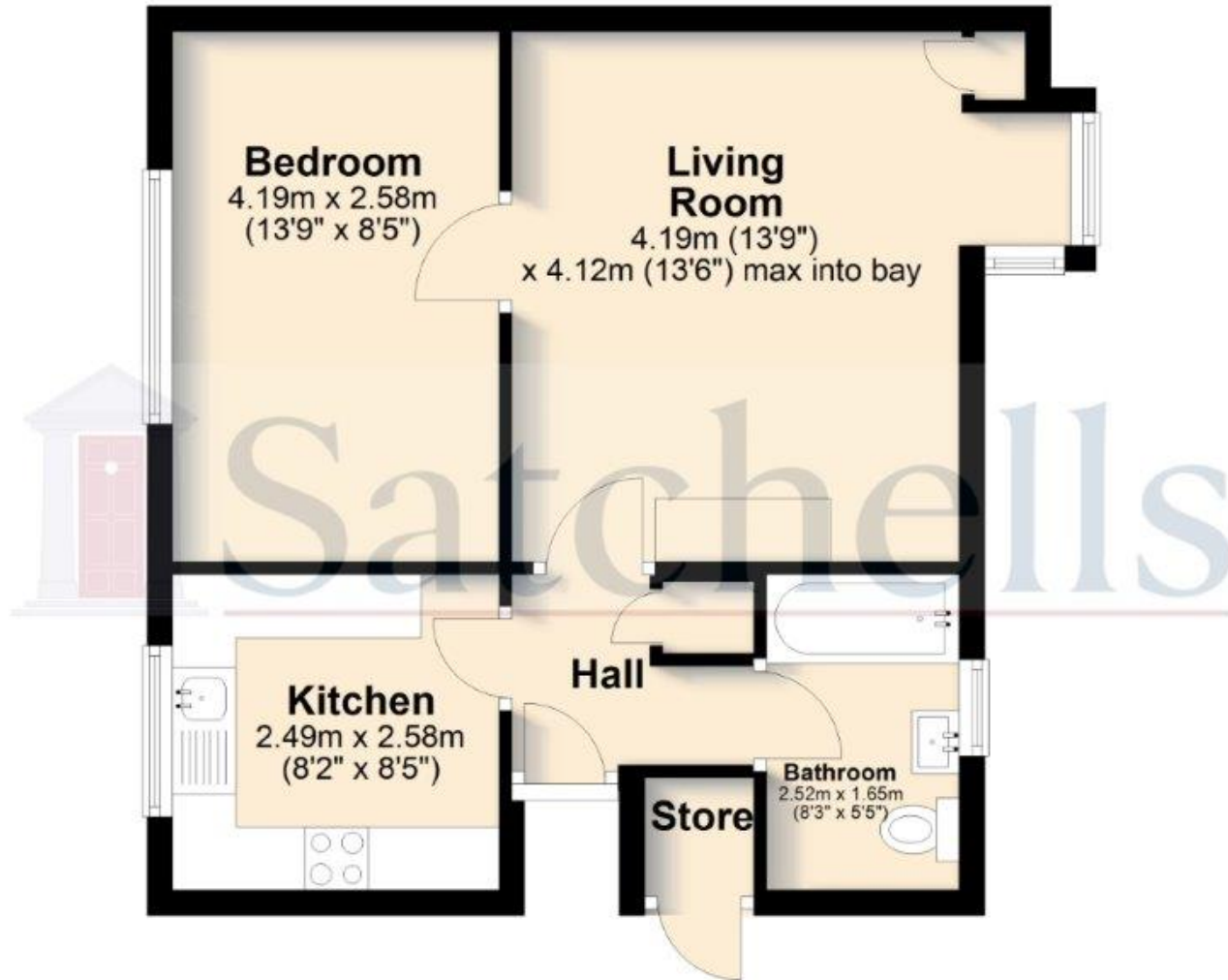
Draft particulars yet to be approved by vendor and are subject to change.



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



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.