



13, Heathermere

Letchworth Garden City,
Hertfordshire, SG6 4QH
£365,000

country
properties

Spacious 3 bedroom middle terrace family home offered with vacant possession and with no upper chain. On the ground floor is a spacious lounge, fitted kitchen/dining room and a conservatory. Upstairs are 3 good size bedrooms a shower room and separate wc. The rear garden is approx. 95ft in length. The property has the benefit of a single garage in a nearby block. Internal viewing comes highly recommended.

Ground Floor

Porch

Sliding glazed door leading to the entrance hall.

Entrance Hall

Stairs to the first floor with cupboard under.

Lounge

13' 10" x 11' 3" (4.22m x 3.43m)

Double glazed window to the front aspect.
Radiator.

Kitchen/Dining Room

20' 5" x 10' 4" (6.22m x 3.15m)

Fitted in a range of matching base and eye level units. Integrated double oven and hob
Single drainer stainless steel sink unit.
Plumbing for a washing machine. Pantry cupboard. Space for a fridge/freezer.
Double glazed window to the rear aspect.
Two radiators.

Conservatory

9' 7" x 8' 9" (2.92m x 2.67m)

Double glazed windows and doors overlooking the rear garden. Electric heater.

First Floor

Landing

Cupboard housing gas central heating boiler.

Bedroom One

15' 11" x 9' 1" (4.85m x 2.77m)

Double glazed window to the rear aspect.
Radiator.

Bedroom Two

12' 7" x 11' 2" (3.84m x 3.40m)

Double glazed window to the front aspect.
Radiator.

Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to the front aspect.
Radiator. Cupboard.



Shower Room

Comprising a wash basin with cupboard under and a large walk in shower cubicle with glass screen. Double glazed window to the rear aspect.

Separate Wc

Comprising a low level wc. Double glazed window to the rear aspect.

Outside

Front Garden

The property is set back from the road facing a small green area. The front garden has a retaining hedge and pathway to the front door. Access to the rear garden.

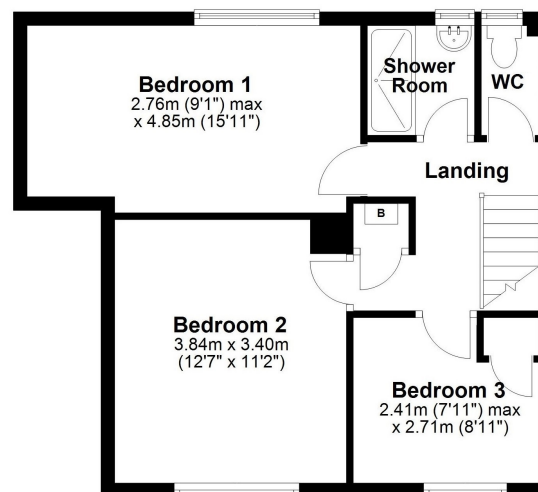
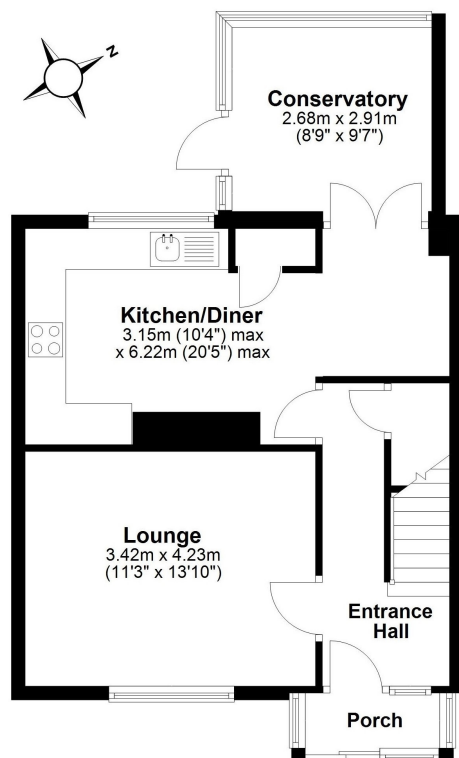
Rear Garden.

The rear garden is approx. 95ft in length with a large patio area adjacent to the rear of the property. The remainder is laid to lawn with timber fencing. Mature shrubs. Gated side access.

Garage

The property has a single garage in a nearby block.





Total area: approx. 96.0 sq. metres (1033.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	85
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties