



14, Caslon Way

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

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properties

Spacious 3 bedroom family home on the Grange Estate. The property is offered with vacant possession, no upper chain and situated within easy walking distance of a number of schools, local shops and open countryside. On the ground floor is a spacious lounge and a separate double glazed conservatory overlooking the rear garden. There is also a huge kitchen/dining room with door to the garden. Upstairs are 3 bedrooms, a bathroom and a separate wc. The property also benefits from double glazed windows and gas central heating. There is off road parking at the front of the house and a large 95ft rear garden.

Ground Floor

Entrance Hall

Stairs to the first floor. Door leading to the Kitchen/Dining Room.

Kitchen/Dining Room

17' 7" x 17' 1" (5.36m x 5.21m)

Fitted in a range of matching base and eye level units providing plenty of storage space. Integrated oven and hob. Plumbing for a washing machine. Single drainer sink unit with mixer tap. Wall mounted boiler serving central heating and hot water. Radiator. Double glazed window and door to the rear garden.

Living Room

17' 7" x 12' 0" (5.36m x 3.66m)

Double glazed window to the front aspect. Two radiators. Tv point. Double glazed sliding doors leading to the conservatory.

Conservatory

12' 0" x 10' 9" (3.66m x 3.28m)

Brick based conservatory with tiled floor. Electric heater. Double glazed windows and doors overlooking the rear garden.

First Floor

Landing

Double glazed window to the rear aspect. Airing cupboard.

Bedroom One

12' 1" x 9' 11" (3.68m x 3.02m)

Double glazed window to the front aspect. Radiator. Access to the loft space.

Bedroom Two

12' 0" x 8' 7" (3.66m x 2.62m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed window to the rear aspect. Radiator.



Bathroom

Comprising a wash basin and a panelled bath with shower and glass screen. Heated radiator. Double glazed window to the rear aspect.

Separate Wc

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

Outside

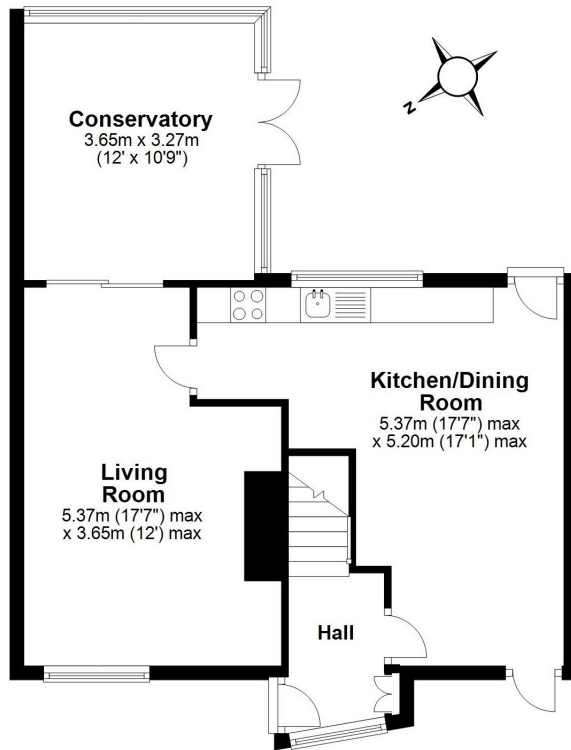
Front Garden

Off road parking at the front of the property. Timber shed.

Rear Garden

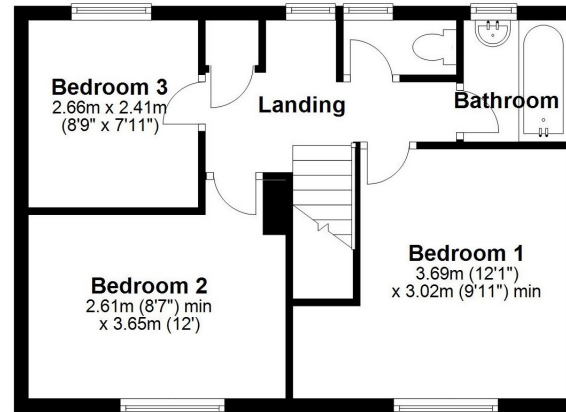
Approx. 95ft in length and laid mainly to lawn. Large patio area adjacent to the rear of the house. Outside power point. Timber fencing. At the foot of the garden is a large timber shed with power and light.





Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.4 sq. feet)

Total area: approx. 96.6 sq. metres (1040.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	68
(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

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