



Ridge Road, Letchworth Garden City, Hertfordshire. SG6 1PN





## 3 Bedroom End of Terrace House £635,000 Freehold

A charming and well-presented three bedroom, end terrace cottage located conveniently on the outskirts of Letchworth town centre. Occupying a large corner plot, the property also offers good sized living spaces as well as a converted loft space, garden room/office, garage and off road parking.

- FREEHOLD
- Three bedroom end of terrace
- Corner plot offering large garden
- Garage and off road parking
- Located on the edge of town centre
- Converted loft room
- Grade II listed
- Well presented throughout
- EPC exempt. Council tax band C



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

Natural wood herringbone flooring. Stairs leading to first floor. Large pantry/storage cupboard.

**Living Room:**

Abt. 16' 7" x 10' 6" (5.05m x 3.20m) Carpet. Window to side aspect. French doors to garden. Original open fireplace. Built in shelving. Radiator.

**Kitchen:**

Abt. 7' 5" x 10' 6" (2.26m x 3.20m) Tiled flooring. Window to side aspect. Fitted kitchen with wooden worktops and a range of wall and base mounted units and integrated: Butlers sink, oven, gas hob and dishwasher. Tiled splashback.

**Conservatory/Dining Room:**

Conservatory measurements abt. 8' 7" x 11' 2" (2.62m x 3.40m) Dining Area: Abt. 5' 7" x 10' 3" (1.70m x 3.12m) Part brick built. Radiator. Tiled floor. Windows to side and rear aspect with door leading to small courtyard. Internal windows to pantry and landing. Lighting. Space for seating area and dining area.

**Bathroom:**

Tiled floor. Privacy window to side aspect. Freestanding bath with wall mounted shower and shower curtain. Tiled wall along bath and shower. Wash basin with tiled splashback. WC. Heated towel rail.

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

Carpet. Internal window through to conservatory. Stairs leading up to loft room.

**Bedroom One;**

Abt. 13' 8" x 10' 7" (4.17m x 3.23m) Carpet. Window to side aspect. Eaves storage. Built in cupboard. Radiator.

**Bedroom Two:**

Abt. 7' 8" x 10' 7" (2.34m x 3.23m) Carpet. Window to side aspect. Radiator.

**Bedroom Three:**

Abt. 11' 6" x 6' 1" (3.51m x 1.85m) Carpet. Window to front aspect. Radiator.

**Loft Space:**

Abt. 17' 3" x 22' 4" (5.26m x 6.81m) maximum measurements. Fully insulated and plastered. Velux window. Carpet.

**External:**

**Garden:**

Mostly laid to lawn and occupying a corner plot. Fenced with mature trees and shrubbery. Gated entry to garden. garden room/office, greenhouse and sheds.

**Garden room/office**

Fully insulated. Plastered. Electricity.

**Garage:**

Set back in to garden with garage door to front, window to side aspect and door to side.

**Parking:**

Off road parking for two cars.

**Additional Information:**

**Agents Note:**

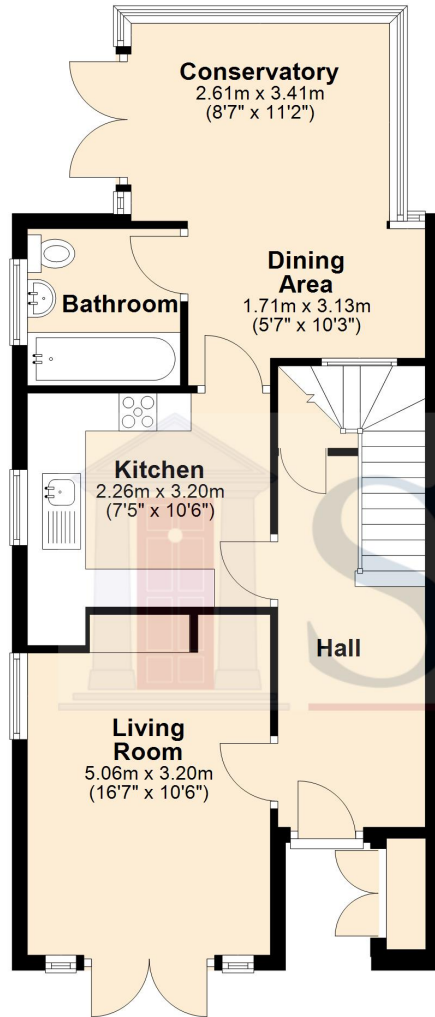
Draft details yet to be approved by the vendor and may be subject to change.



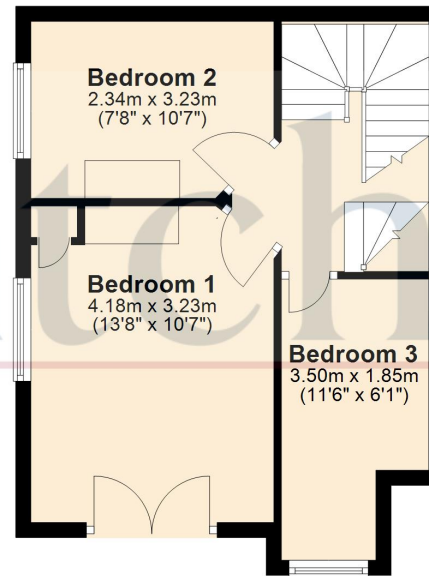


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

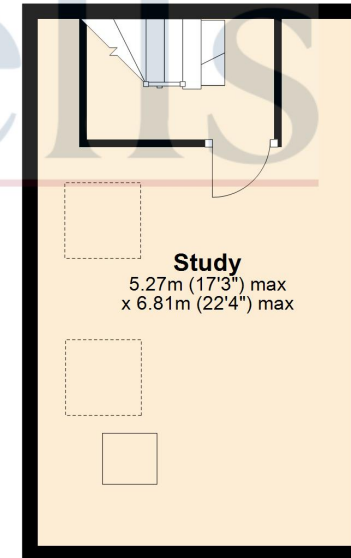
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 119.5 sq. metres (1286.7 sq. feet)

For illustrative 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.