



Hall Mead, Letchworth Garden City, Hertfordshire. SG6 4BS





## 3 Bedroom Terraced House £320,000 Freehold

A good sized and well presented THREE bedroom property with DRIVEWAY, large enclosed rear garden and conservatory located just a short distance from Letchworth town centre. A perfect starter home with a short upper chain!

- Three bedrooms
- Driveway for two cars
- Large conservatory
- Spacious living areas
- Boarded loft with velux windows, power and lighting
- Close to town and mainline station
- Well presented
- Good size enclosed garden with side access
- Freehold
- EPC rating D, Council tax band C

**Ground Floor****Entrance Porch:**

Window to side aspect. New boiler. Tiled floor. Upvc front door. Internal door leading to living room.

**Living Room:**

Abt. 15' 5" x 11' 9" (4.70m x 3.58m) Laminate floor. Window to front aspect. TV point. Storage cupboard. Radiator. Open plan to dining room.

**Dining Room:**

Abt. 8' 9" x 8' 2" (2.67m x 2.49m) Laminate floor. Radiator. French doors to conservatory.

**Kitchen:**

Abt. 8' 9" x 7' 1" (2.67m x 2.16m) Tiled floor. Worktops with under and over cupboards. Tiled splashback. Plumbed appliances. Door leading in to conservatory.

**Conservatory:**

Abt. 13' 3" x 11' 2" (4.04m x 3.40m) Part brick built. Double glazed windows. Ceiling Fan. Door to back garden. Wood floor.

**First Floor****Bedroom One:**

Abt. 12' 7" x 10' 5" (3.84m x 3.17m) Carpet. Window to front aspect. Radiator.

**Bedroom Two:**

Abt. 10' 2" x 8' 9" (3.10m x 2.67m) Carpet. Window to rear aspect. Radiator. Built in cupboard.

**Bedroom Three:**

Abt. 8' 4" x 8' 2" (2.54m x 2.49m) Carpet. Window to front aspect. Radiator.

**Bathroom:**

Tiled floor and walls. Low level WC. Sink. Bath with wall mounted shower. Heated towel rail. Privacy window to rear aspect.

**Loft:**

Boarded and laminate flooring. Lights. Electric. Two Velux Windows. Storage cupboard. Radiator.

**External Garden:**

Large patio area. Side access. Mostly laid to lawn. Non overlooked to rear. Enclosed.

**Driveway:**

Paved with parking for two cars.

**Agents Note:**

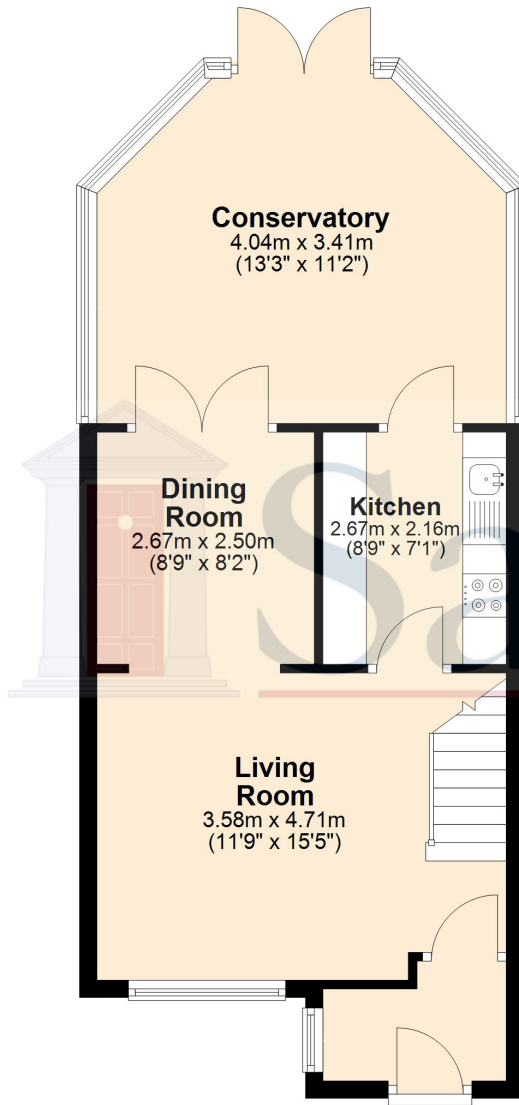
Draft particulars yet to be approved by the vendor and may be subject to change.



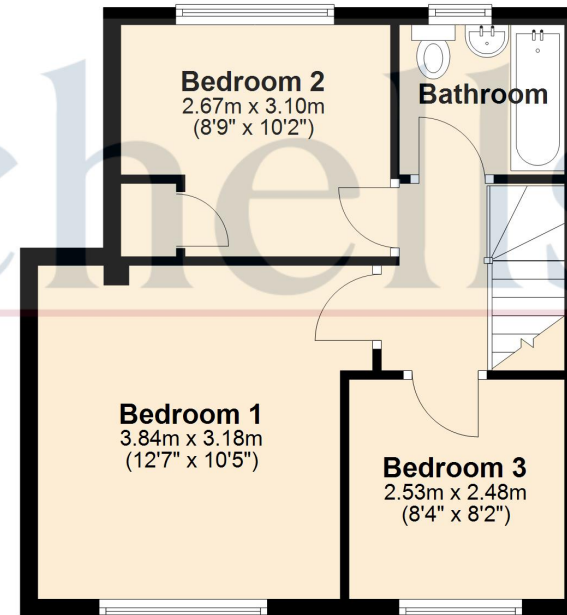


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.