



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







## 3 Bedroom End of Terrace House

### £325,000 Freehold

Situated within walking distance of Letchworth town centre, local schools, shops, and the mainline train station, this chain-free three-bedroom terraced home presents a fantastic opportunity for buyers looking to modernise. The property offers light-filled, generously sized interiors with excellent potential for refurbishment and extension (subject to planning permission)

Further features include double glazed windows throughout, off street parking and a practical layout ready to be transformed into a modern family home.



- In need of modernisation
- THREE bedrooms
- Close to town, schools, and mainline station
- Extension potential (STPP)
- Double glazed windows throughout
- Parking for two cars
- CHAIN FREE
- Freehold
- Mid terraced
- EPC rating E. Council tax band C

## **Ground Floor**

### **Entrance Hall:**

Carpeted flooring and stairs to the first floor.

### **Living Room:**

Abt. 12' 1" x 12' 2" (3.68m x 3.71m) Laminate flooring, double glazed window to front, radiator, curtains and open access to the dining and kitchen area.

### **Dining Room:**

Abt. 8' 8" x 8' 0" (2.64m x 2.44m) Laminate flooring, open access to kitchen, radiator, French doors to conservatory.

### **Kitchen:**

Abt. 8' 8" x 7' 3" (2.64m x 2.21m) Tiled flooring, worktops with tiled splashback with a range of base and mounted units. Room for an integrated oven and fridge/freezer and washing machine. Sink/drain. Double glazed window to conservatory.

### **Conservatory:**

Abt. 8' 1" x 16' 10" (2.46m x 5.13m) Double glazing, French doors to rear garden, roof blinds, laminate flooring.

## **First Floor**

### **Landing:**

Carpet, access to all bedrooms and bathroom.

### **Bedroom One:**

Abt. 11' 9" x 10' 7" (3.58m x 3.23m) Double glazing window to front, carpet, built in wardrobe storage, radiator, blinds.

### **Bedroom Two:**

Abt. 8' 9" x 10' 8" (2.67m x 3.25m) Carpet, double glazed window to rear, built in wardrobe storage, radiator.

### **Bedroom Three:**

Abt. 8' 4" x 8' 5" (2.54m x 2.57m) Double glazed window to front, carpet, radiator, blinds.

**Bathroom:**

Tiled flooring, double glazed window to rear, hand wash basin, WC, tiled splashback.

**Outside****Outside Rear Garden:**

Patio area with mostly laid lawn to rear, enclosed, shed.

**Agents Note:**

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





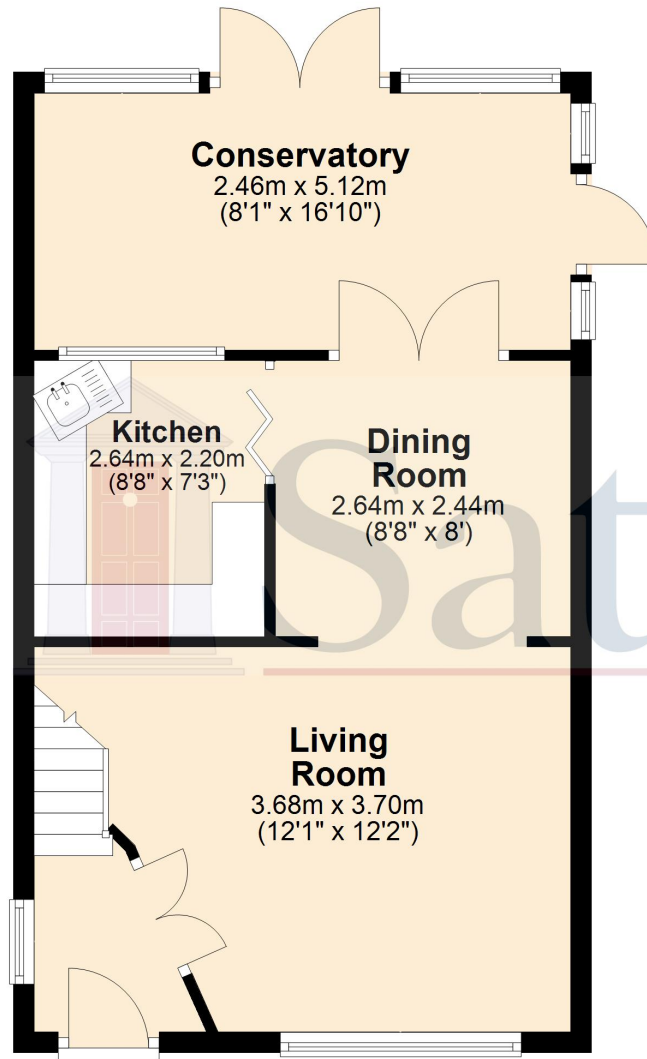


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

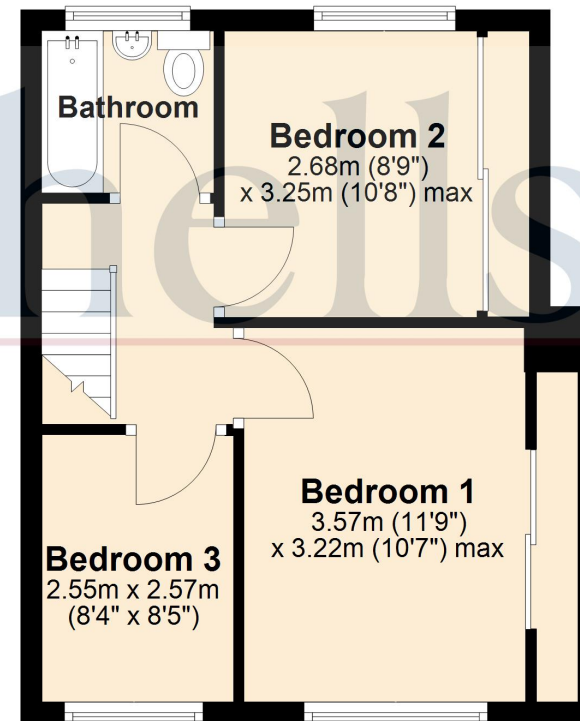




## Ground Floor



## First Floor



For 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.