



6, Yardley

Letchworth Garden City,
Hertfordshire, SG6 2SR
£395,000

country
properties

An impressive three bedroom family home presented in first class condition throughout. Internal viewing comes highly recommended to fully appreciate this property.

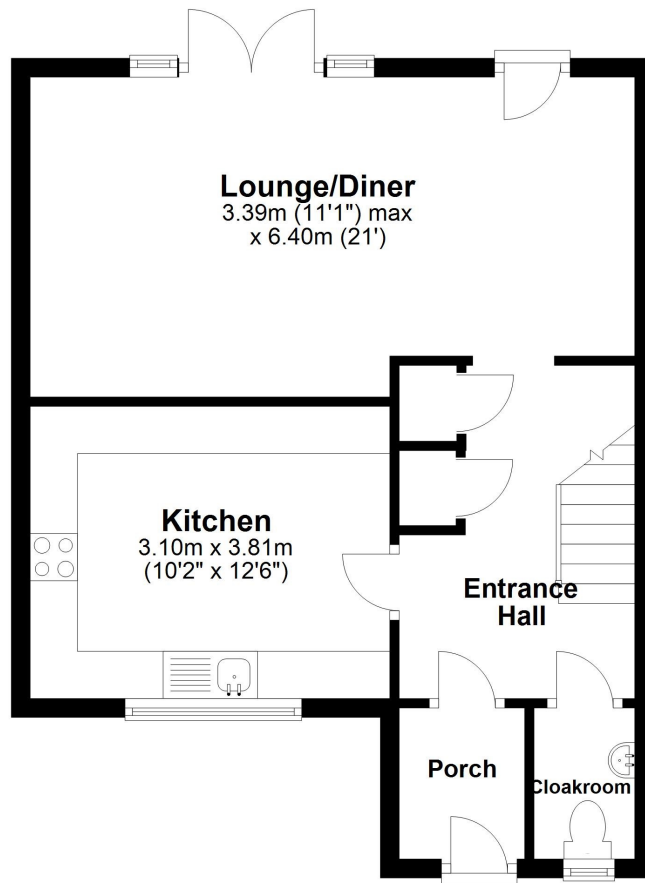
On the ground floor there is an entrance porch leading to the hallway. The property has a refitted ground floor cloakroom, a fully fitted kitchen by Wren with integrated double oven, hob with extractor, fridge and freezer and a dishwasher. At the rear of the house is a spacious lounge/dining overlooking the rear garden. Up stairs the main bedroom has full length mirror wardrobes, there is a second double bedroom and a single room with fitted wardrobes currently being used as a dressing room. There is also a modern fitted shower room. The property also benefits from double glazing and gas central heating, the boiler is approx. one year old. The rear garden is landscaped with a patio adjacent to the rear of the house, artificial lawn and a decked area. There is a gate to the rear and a door to the garage. The property has a single garage with parking at the front.

- Internal viewing comes recommended to appreciate this property
- Luxury kitchen by Wren with a range of integrated appliances.
- Ground floor cloakroom.
- Spacious lounge/dining room overlooking the rear garden.
- Single garage at the rear of the house.
- Landscaped rear garden with artificial grass.
- Council Tax Band B - £1,863.20
- Freehold

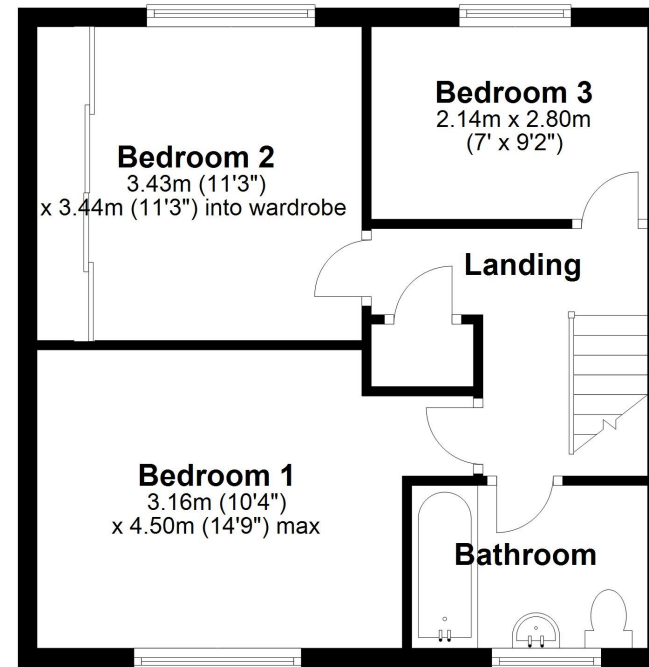




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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

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