



Farm Close, Letchworth Garden City, Hertfordshire. SG6 4PD





## 2 Bedroom End of Terrace House Offers Over £325,000 Freehold

This beautifully presented two bedroom house in Letchworth offers spacious bedrooms, perfect for families or couples. Set in an ideal location, it provides easy access to local amenities, parks, and schools. With bright living spaces and a charming garden, this home offers both comfort and convenience for a relaxed lifestyle.



- Close to local amenities
- Two good sized bedrooms
- Off street parking
- Garage
- Bright and spacious accommodation
- Enclosed rear garden
- Side access
- Freehold
- EPC rating C. Council tax band C

**Ground Floor:****Hallway:**

Stairs leading to first floor. Entrance to living area. Carpet flooring.

**Living Area:**

Abt. 14' 3" x 11' 1" (4.34m x 3.38m) Double glazed window to front. Spot lights. Central heating radiator. Carpet flooring. Access to kitchen.

**Kitchen;**

Abt. 17' 2" x 10' 0" (5.23m x 3.05m) Range of wall and base units. Stainless steel sink with swan neck tap. Access to pantry cupboard. Partly tiled walls. Integrated oven, electric hob, washing machine and dishwasher. Ceiling light fitting. Tiled flooring. Central heating radiator. Access to garden.

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

Access to all rooms on first floor. Obscure window to side. Carpet flooring.

**Bedroom One;**

Abt, 17' 1" x 12' 0" (5.21m x 3.66m) Double glazed window to front. Ceiling light fitting. Central heating radiator. Carpet flooring.

**Bedroom Two:**

Abt. 11' 1" x 9' 3" (3.38m x 2.82m) Double glazed window to rear. Ceiling light fitting. Central heating radiator. Carpet flooring.

**Bathroom:**

Abt. 6' 2" x 5' 7" (1.88m x 1.70m) Suite comprising bath tub with shower fitting and glass screen, low level dual flush WC and wash hand basin with mixer tap. Tiled walls. Obscure window to rear. Tiled floor.

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

Mainly laid to lawn with patio area. Access to garage,

**Parking:**

Driveway parking for three cars. Access side gate and garage.

**Additional Information:****Agents Note:**

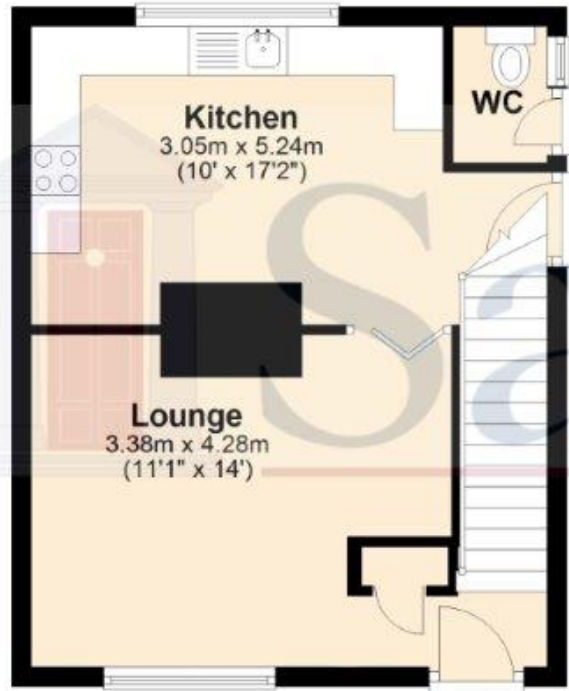
Draft details yet to be approved by the vendor and may be subject to change.



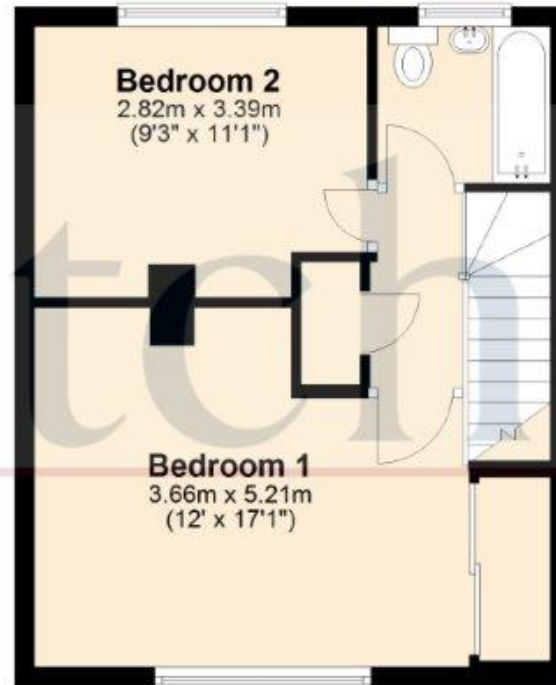
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.