



Maycroft, Letchworth Garden City, Hertfordshire. SG6 4QB







## 3 Bedroom Terraced House

### Offers in Excess of £350,000 Freehold

Located within easy reach of Letchworth town centre and mainline station, this spacious three bedroom terrace property is offered to the market chain free. The property sits on a quiet street and benefits from offroad parking and enclosed rear garden as well as a ground floor shower room, conservatory and utility space.

- Freehold
- Chain free
- Three bedrooms
- Ground floor shower and utility
- Enclosed rear garden
- Conservatory
- Driveway
- Walking distance to town and mainline station
- Mid-terrace
- EPC rating C. Council C

**Ground Floor:****Entrance Hall 1:**

Upvc door to front. Carpet. Radiator. Stairs leading to first floor. Cupboard housing utility meters.

**Porch/Entrance Hall 2:**

Upvc door to front leading in to brick built porch. Internal door and window into property. Laminate flooring. Radiator. Large storage cupboard. Leading through to utility room and kitchen.

**Living Room:**

Abt. 18' 5" max x 11' 8" (5.61m max x 3.56m) Carpet. Two radiators. Double glazed window to front. Dining space. Sliding doors to conservatory.

**Kitchen:**

Abt. 11' 8" x 12' 0" (3.56m x 3.66m) Laminate flooring. Double glazed window to conservatory. Access from living room and hallway. Built-in storage cupboard. Worktops with a range of wall and base mounted units. Space for cooker and plumbed appliances. Radiator.

**Utility:**

Abt. 6' 5" x 6' 6" (1.96m x 1.98m) Laminate flooring. Space for appliances. Leading in to shower room.

**Shower Room:**

Tiled flooring. Double glazed window to garden aspect. Wash basin. WC. Shower with door and wall mounted shower head.

**Conservatory:**

Abt. 11' 5" x 16' 3" (3.48m x 4.95m) Tiled flooring. Part brick built. French doors to patio space. Double glazed windows.

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

Abt. 10' 6" x 11' 8" (3.20m x 3.56m) Carpet. Radiator. Double glazed window to front aspect. Fitted wardrobes, bedside tables and overhead storage.

**Bedroom Two:**

Abt. 12' 6" x 9' 3" (3.81m x 2.82m) plus cupboard space. Carpet. Radiator. Double glazed window to front aspect. Built-in wardrobes and storage cupboard.

**Bedroom Three:**

Abt. 7' 5" x 8' 9" (2.26m x 2.67m) Carpet. Radiator. Double glazed window to rear aspect.

**Bathroom:**

Lino flooring. Tiled walls. Double glazed privacy window to rear aspect. Bath with mixer taps and shower. Wash basin with vanity unit.

**WC:**

Lino flooring. Double glazed privacy window to rear aspect. Wash basin. WC.

**Outside:****Front Garden:**

Low level fence to front with lawn space, concrete driveway and raised bed.

**Rear Garden:**

Enclosed with well established hedging. Patio area to rear of conservatory. Central planted bed with established planting and lawn to either side leading to garden sheds at the back of the garden.

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

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





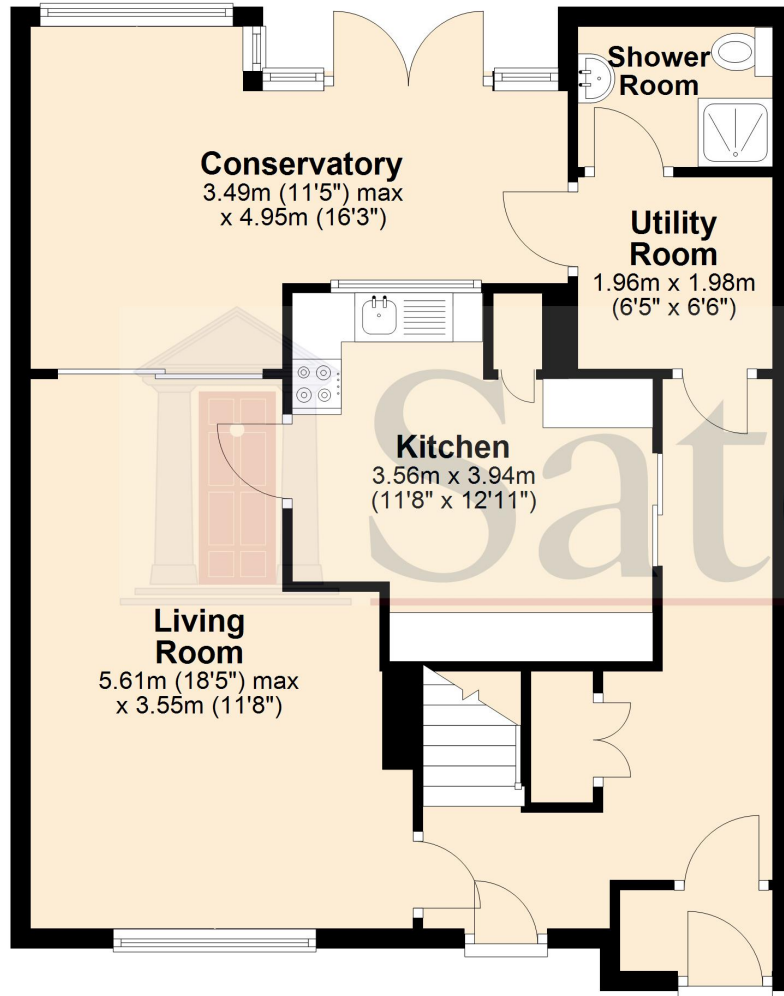


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

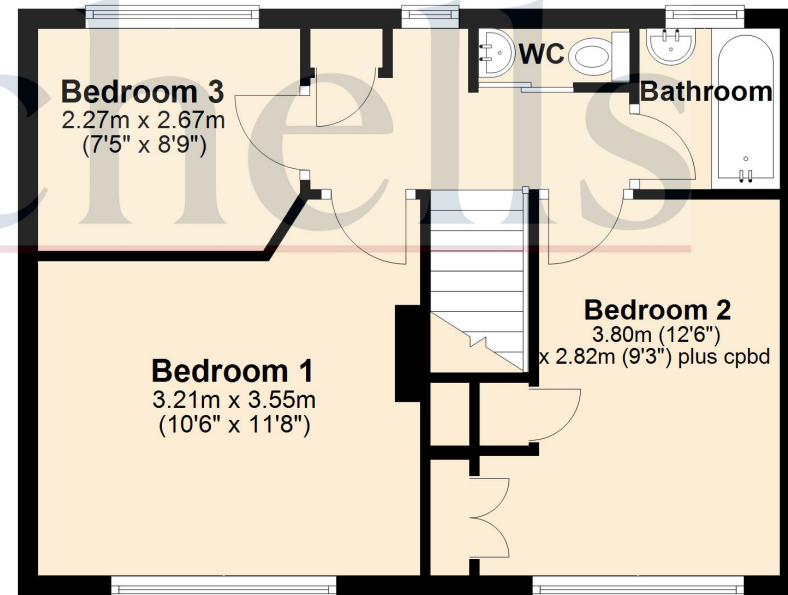




## Ground Floor



## 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.