



43, Phoenix Drive

Letchworth Garden City,
Hertfordshire, SG6 1FY
£450,000

country
properties

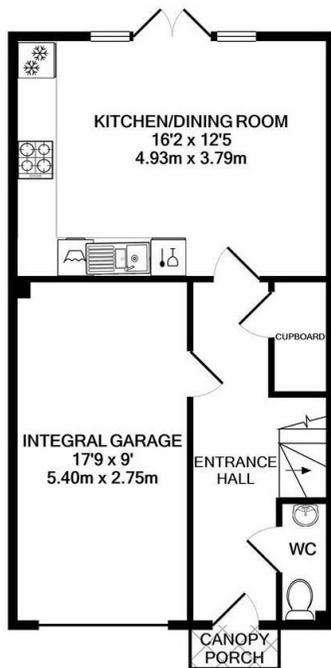
A modern four bedroom mid terrace town house set over three floors. The property is located within easy walking distance of the Town Centre & main line train station with links to the London's King's Cross, Cambridge and beyond.

On the ground floor is a cloakroom and a spacious kitchen/dining room with a range of integrated appliances. There is also a personal door leading to the garage. On the first floor is a spacious sitting room with a Juliet balcony overlooking the garden. Bedroom two and a bathroom are also on this floor. On the top floor is the main bedroom with an en-suite shower room, two further bedrooms one of which could be used as a home office and another bathroom suite. Outside there is a driveway leading to a single garage and a private enclosed rear garden with gated access.

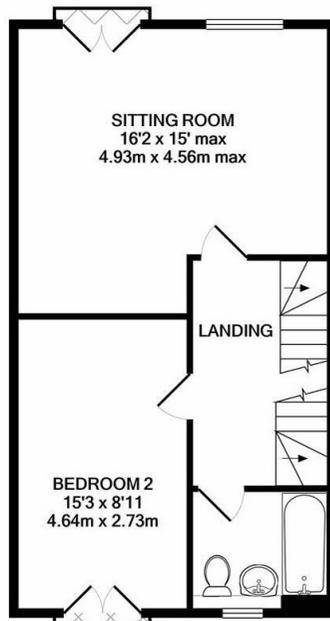
- Located within walking distance of the main line train station with links to London's King's Cross & Cambridge.
- Internal viewing comes highly recommended.
- Fitted kitchen/diner with some integrated appliances.
- Generous accommodation throughout set over three floors.
- Spacious lounge with Juliet balcony.
- Gas central heating and double glazed windows.
- Leasehold - 990 years from 2007 with 973 years remaining.
- £100 per year service charge, peppercorn ground rent.
- Council Tax Band D



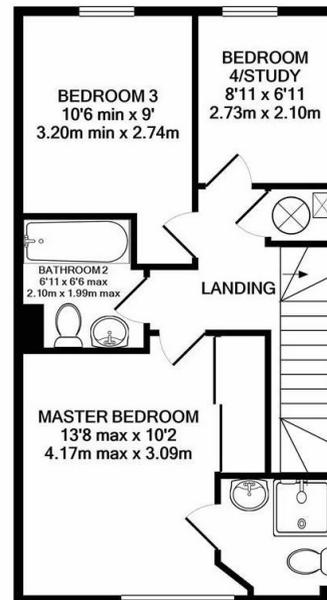




GROUND FLOOR
APPROX. FLOOR
AREA 486 SQ.FT.
(45.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 486 SQ.FT.
(45.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1456 SQ.FT. (135.3 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	74	
(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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