



3 Broadwater Dale, Letchworth Garden City SG6 3HQ





3 Bedroom Terraced House

£425,000 Freehold

Perfect for those looking for a more central location, this spacious and modernised THREE bedroom terrace property sits within a quiet cul-de-sac just a stone's throw from Letchworth town centre and mainline station. Further benefitting from a driveway for two cars, the property also offers a garage, solar panels and enclosed rear garden. Book now to avoid disappointment!



- Freehold
- Solar panels
- Three bedroom mid-terrace
- Extended entrance hall with utility/WC
- Modern and spacious throughout
- Large living space
- Garage and driveway
- Very close to town and mainline station
- Quiet cul-de-sac location
- Awaiting EPC. Council tax band C

Ground Floor

Entrance Hall:

Upvc door to front. Stairs to first floor. Vinyl flooring. Spotlights. Wall mounted lighting. Utility/WC. Modern radiator. Two storage cupboards.

Living/Dining:

Abt. 15' 9" x 18' 4" (4.80m x 5.59m) Natural oak flooring. Large under/stair storage cupboard. Wooden glass panelled door from hallway. Wall mounted lighting. Dining space. Sliding floor to conservatory. Integrated shelving/media wall. Radiator.

Conservatory:

Abt. 7' 0" x 11' 4" (2.13m x 3.45m) Tiled flooring. Part brick built. Double glazed windows to rear. Sliding door to patio space. Radiator.

Kitchen:

Abt. 7' 3" x 10' 3" (2.21m x 3.12m) Vinyl flooring. Double glazed window to front aspect. Worktops with a range of wall and base mounted units with integrated dishwasher, extractor and butler sink. Space for five ring gas cooker. Electrical sockets. Hatch through to dining space.

Utility/WC:

Vinyl flooring. Double glazed privacy window to side. Wooden worksurfaces with integrated butler sink. Space for both washer and dryer. Low level WC.

First Floor

Landing:

Carpet. Access to loft (pull down ladder and partially boarded). Modern radiator.

Bedroom One:

Abt. 9' 7" x 16' 2" (2.92m x 4.93m) Carpet. Radiator. Double glazed window to front aspect. Bedside wall mounted lighting. Fitted wardrobes.

Bedroom Two:

Abt. 7' 9" x 13' 3" (2.36m x 4.04m) Carpet. Radiator. Double glazed window to rear aspect.

Bedroom Three:

Abt. 7' 8" x 10' 3" (2.34m x 3.12m) Carpet. Radiator. Double glazed window to rear aspect.

Bathroom:

Tiled flooring. Part tiled walls. Large storage cupboard. Double glazed privacy window to front. 'P' shaped bath with mixer taps, wall mounted shower, tiled walls and glass screen. Wash basin with vanity unit. WC. Extractor.

Outside**Front Garden:**

Driveway and garage to front with pathway leading to front door and privacy hedging.

Rear Garden:

Patio space with step up to raised lawn. Enclosed with fencing. Garden shed to rear.

Parking:

Block paved driveway with offroad parking for two cars to front of garage.

Garage:

Abt. 8' 8" x 16' 7" (2.64m x 5.05m) Adjoining to property with power and lighting. Window to side. Up and over door. Boiler. Gas metre.

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.





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.