



15 Old Westbury, Letchworth Garden City SG6 3NB







## 3 Bedroom End of Terrace House

### £475,000 Leasehold

Offered CHAIN FREE and nestled in a peaceful cul-de-sac, this well presented Victorian-style end-terraced property effortlessly blends period charm with modern living. Boasting three well-proportioned bedrooms and a thoughtfully designed layout, the home offers bright and versatile living spaces ideal for contemporary family life. Allocated parking included.



- CHAIN FREE
- THREE bedrooms
- THREE bathrooms
- Private enclosed rear garden
- TWO allocated parking spaces
- End-terrace
- Open plan living
- Modern kitchen and bathroom suites
- Leasehold - 113 years remaining!
- Awaiting EPC. Council tax band D

## **Ground Floor**

### **Entrance Hall:**

UPVC door to front with arched privacy window surround. wooden flooring. Cloakroom. Carpeted stairs leading to first floor. Large storage cupboard.

### **Living Room:**

Abt. 12' 3" x 32' 6" (3.73m x 9.91m) Wooden flooring. Radiator. Dual aspect double glazed windows to side and garden aspect. Open plan to kitchen/diner.

### **Kitchen/Diner:**

Wooden flooring. Radiator. Double glazed window to garden aspect. French doors to patio. Worktops with tiled splashback, a range of wall and base mounted units and integrated; Electric hob, extractor, oven, sink & drainer, dishwasher. Space for fridge/freezer. Open plan to living room.

### **Cloakroom:**

Abt. 5' 5" x 5' 6" (1.65m x 1.68m) Lino flooring. Radiator. Double glazed privacy window to front aspect. WC. Wash basin. Extractor.

## **Bedroom Two:**

Abt. 10' 8" x 11' 3" (3.25m x 3.43m) Carpet. Radiator. Eaves storage cupboards. Double glazed window to garden aspect. Built in wardrobes with additional eaves storage. Fitted dresser table. En-suite.

### **En-suite:**

Abt. 7' 3" x 5' 6" (2.21m x 1.68m) Laminate flooring. Part tiled walls. Floating WC & wash basin. Wall mounted cabinet. Walk in shower with overhead shower, tiled walls and glass screen. Double glazed window to side aspect.

## **First Floor**

### **Bedroom One:**

Abt. 13' 8" x 19' 3" (4.17m x 5.87m) Ground floor. Dual aspect windows to front and side aspect. Radiator. En-suite. Fitted wardrobes.

### **En-suite:**

Abt. 6' 3" x 7' 8" (1.91m x 2.34m) Laminate flooring. Part tiled walls. Floating WC & wash basin. Wall mounted cabinet. Walk in shower with overhead shower, tiled walls and glass screen.

### **Bedroom Three:**

Abt. 7' 7" x 8' 9" (2.31m x 2.67m) Carpet. Radiator. Double glazed window to side aspect. fitted wardrobe.

**Bathroom:**

Abt. 5' 7" x 9' 0" (1.70m x 2.74m) Laminate flooring. Part tiled walls. Floating WC & wash basin. Mirror. Bath with mixer taps and wall mounted shower with tiled walls and glass screen. Heated towel rail.

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

Enjoys a sunny aspect and enclosed with fencing. Gated side access with path leading to patio space and raised vegetable/flower beds. Lawn.

**Communal Grounds:**

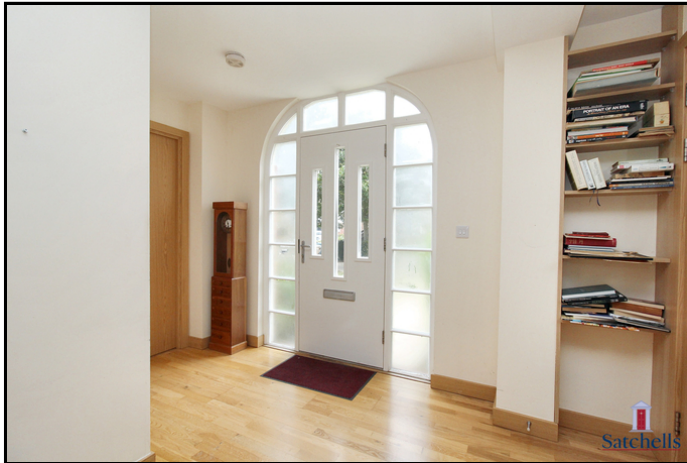
Very well maintained throughout the year with lawn spaces, mid height hedging and trees.

**Parking:**

Two allocated spaces directly to the front of the property.

**Agents Note:**

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



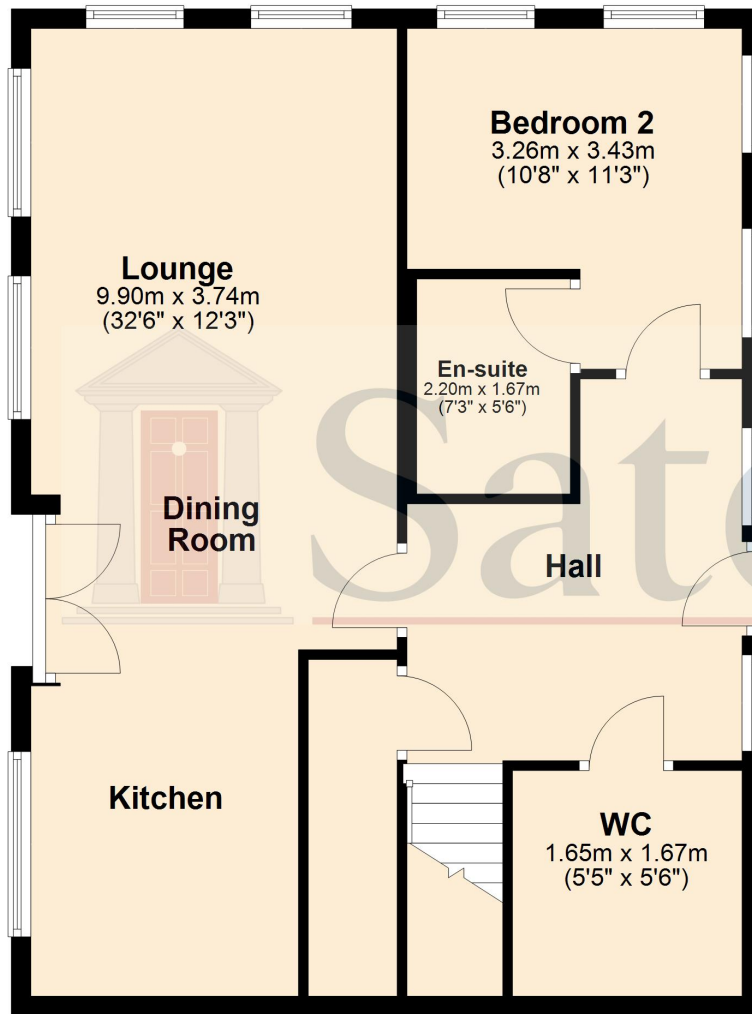




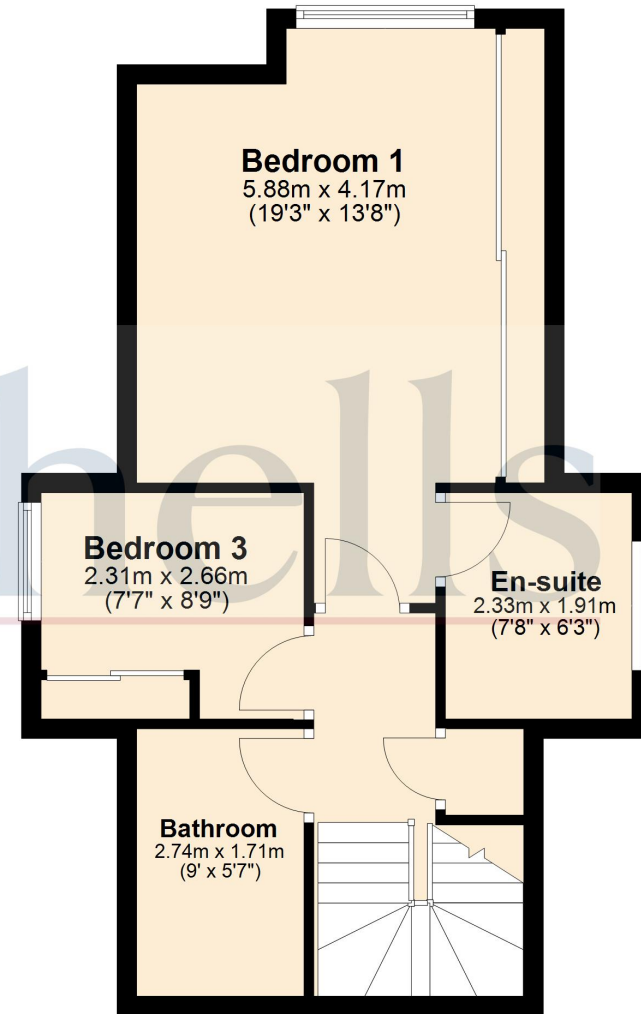
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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