



# 20, Western Close

Letchworth Garden City,  
Hertfordshire, SG6 4SZ

£365,000

country  
properties



Spacious three bedroom mid-terrace home offered with vacant possession and located within easy walking distance to a number of popular schools and local shops. The property offers spacious accommodation with a ground floor shower room, spacious lounge, fitted kitchen/breakfast room with integrated double oven and hob,. Upstairs there are three bedrooms and a family bathroom. Outside there is a private rear garden, single garage and a parking space. Contact us TODAY to arrange your viewing appointment.

## Ground Floor

### Entrance Porch

Door to storage cupboard. Door leading to the entrance hall.

### Entrance Hall

Stairs to first floor. Store cupboard. Radiator.

### Cloakroom/Shower Room

Comprising a wc and wash basin. Shower cubicle. Double glazed window to the rear aspect.

### Lounge

13' 2" x 12' 7" (4.01m x 3.84m)  
Double glazed window to the front aspect.  
Tv point. Radiator.

## Kitchen/Breakfast Room

13' 2" x 11' 1" (4.01m x 3.38m)  
Fitted in a range of matching base and eye level units providing ample storage space. One and a half bowl sink unit. Integrated double oven and gas hob. Plumbing for a dishwasher and washing machine. Concealed gas central heating boiler. Double glazed window to the rear aspect.

## First Floor

### Landing

Access to the loft space.

### Bedroom One

13' 6" x 11' 9" (4.11m x 3.58m)  
Double glazed window to the rear aspect.  
Radiator.

### Bedroom Two

13' 0" x 11' 1" (3.96m x 3.38m)  
Double glazed window to the front aspect.  
Radiator.



### Bedroom Three

8' 11" x 8' 10" (2.72m x 2.69m)

Double glazed window to the front aspect.

### Bathroom

Comprising a low level wc, wash basin and panelled bath. Storage area. Double glazed window to the rear aspect.

### Outside

#### Front Garden

Laid to lawn with wooden picket fence. Pathway to the front door.

#### Rear Garden

Patio area adjacent to the rear of the property. The remainder laid to lawn. Gated access to the rear where the garage is located.

### Garage

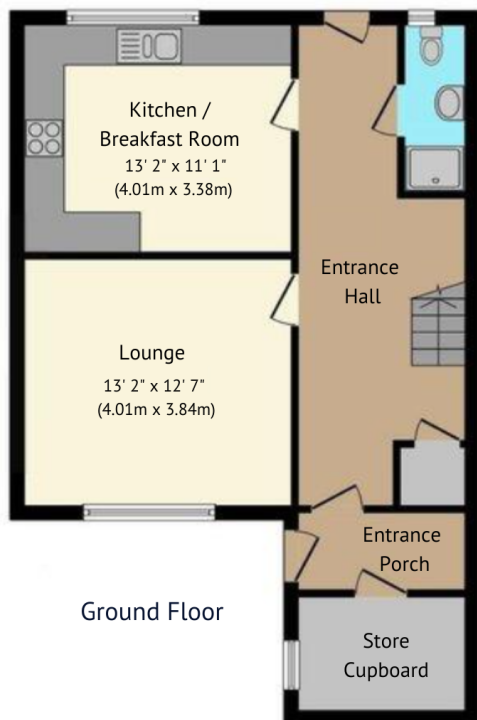
At the rear of the property is a single garage and off road parking for one vehicle.

### Agents Note

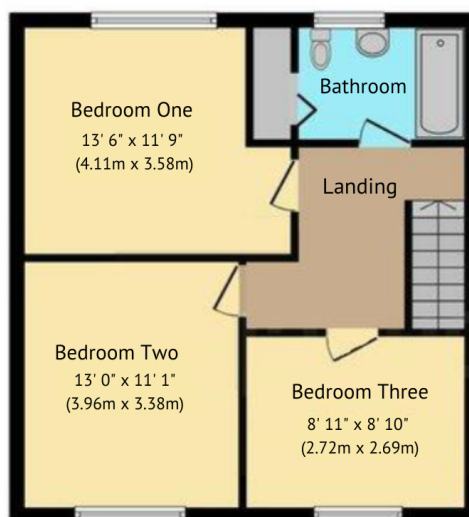
Freehold



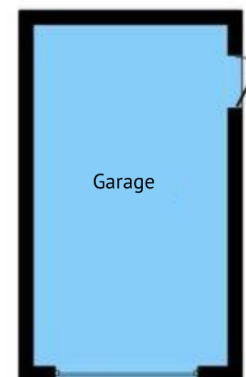




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>88</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>65</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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