



# 28, Hillbrow

Letchworth Garden City,  
Hertfordshire, SG6 3RE

£365,000

country  
properties

A spacious double fronted three bedroom semi detached family home located within easy walking distance of the town centre, train station and a number of popular local schools. Internal viewing comes highly recommended to fully appreciate this family home.

On the ground floor there is a spacious dual aspect lounge, an open plan kitchen/dining room with a free standing Range style cooker. Upstairs there are three very good sized bedrooms and a modern bathroom suite. At the front there is a large garden laid mainly to lawn with off road parking for a number of vehicles. The rear garden is paved with a large timber shed which has both power and light.

This property is presented in very good condition by the present owners.

## Ground Floor

### Entrance Hall

Stairs to the first floor.

### Lounge

16' 0" x 11' 1" (4.88m x 3.38m)

Dual aspect with double glazed windows to the front and rear aspects. Fitted cupboards and shelving. Radiator. Tv point.

### Dining Room

11' 8" x 10' 0" (3.56m x 3.05m)

Double glazed windows to the front and side aspect. Radiator. Luxury vinyl flooring. Open plan through to the kitchen.

### Kitchen

10' 0" x 8' 5" (3.05m x 2.57m)

Fitted in a range of matching base and eye level units providing ample storage space. Contrasting work tops. One and a quarter bowl sink unit with mixer tap. free standing Range style cooker with gas hob. Plumbing for a washing machine. Double glazed window to the rear and side. Understairs store cupboard. Double glazed back door leading to the garden.

### First Floor

### Landing

Access to the loft space. Double glazed window to the rear aspect. Radiator.



## Bedroom One

14' 9" x 10' 0" (4.50m x 3.05m)

Double glazed window to the front aspect.  
Fitted mirror wardrobe. Built in cupboards.  
Radiator.

## Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed window to the front aspect.  
Fitted mirrored wardrobe. Built in  
cupboard. Radiator.

## Bedroom Three

8' 0" x 7' 8" (2.44m x 2.34m)

Double glazed window to the rear aspect.  
Radiator.

## Bathroom

Modern suite comprising a low level wc,  
wash basin with cupboard under and  
panelled bath with rain shower and glass  
screen. Heated towel rail. Tiled splash  
areas. Double glazed windows to the rear  
aspect.

## Outside

### Front Garden

Laid mainly to lawn with a retaining picket  
fence and shingle driveway providing off  
road parking for a number of vehicles. Block  
paved pathway. Access to the rear garden.

### Rear Garden

Paved rear garden with a large timber  
shed which has power and light.

### Agents Note

Leasehold - 117 years remaining. Ground  
Rent is £10pa. No Service Charge.  
Council Tax Band C.



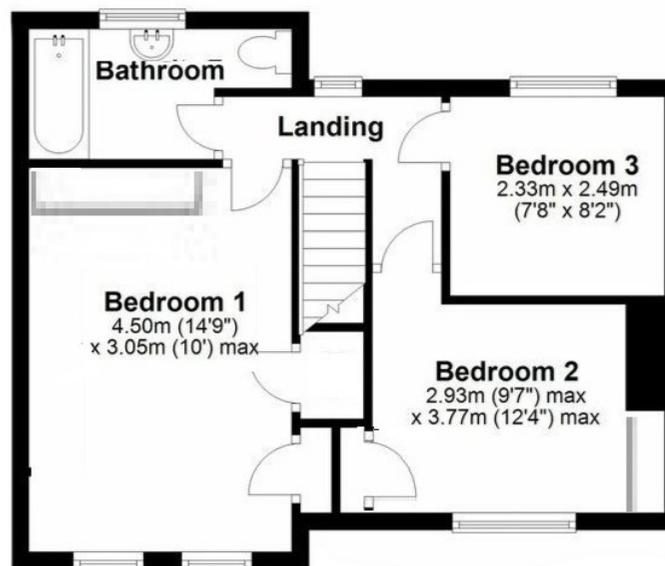
### Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 79.9 sq. metres. 859.7 sq. ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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