



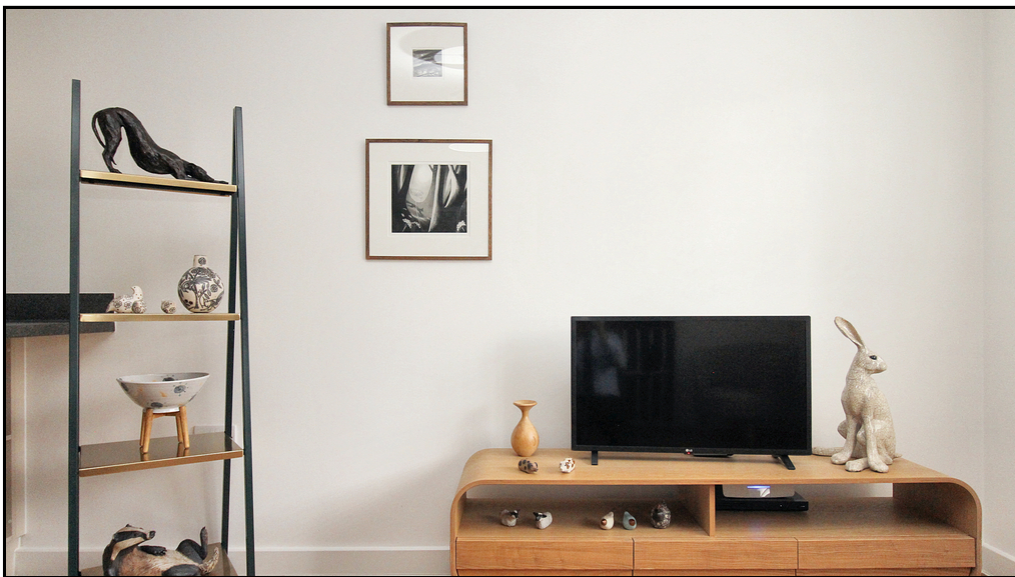
133 Lindsell Avenue, Letchworth Garden City, Hertfordshire. SG6 4DG





## 1 Bedroom Maisonette £270,000 Leasehold

A modern and spacious one-bedroom coach house in excellent condition, offering a bright and spacious open-plan living area. Recently modernised with high-quality finishes, the property also provides a low-maintenance garden space and the convenience of allocated parking. Perfect for those seeking a stylish, hassle-free living space.



- Private rear garden space
- First floor one bedroom maisonette
- Allocated parking
- Very well presented
- Spacious living space open plan to kitchen
- Fitted wardrobes in bedroom
- Close to town and mainline station
- No ground rent or service charges
- Leasehold - 134 years remaining
- EPC rating C. Council tax band B

**Ground Floor:****Entrance Hall:**

Laminate flooring. UPVC back door leading to garden space. Area for desk or utilities. Spotlights. Window with blinds to front. Carpeted stairs leading up. Storage cupboards. Radiator.

**First Floor:****Living Room:**

Abt. 13' 3" x 9' 10" (4.04m x 3.00m) Laminate flooring. Windows to front and rear aspects with fitted wooden shutter blinds. Stairs. Two radiators. Storage cupboard.

**Kitchen:**

Abt. 9' 4" x 20' 2" (2.84m x 6.15m) Laminate flooring. Window to rear aspect with fitted wooden shutter blinds. Spotlights. Boiler cupboard. Breakfast bar with seating. Worktops with a range of wall and base mounted units and integrated; Electric hob & extractor, oven, sink and drainer. Space for freestanding fridge/freezer.

**Bedroom:**

Abt. 13' 1" x 10' 7" (3.99m x 3.23m) maximum measurements. Laminate flooring. Window to front aspect with fitted wooden shutter blinds. Built in storage cupboard. Built in wardrobes. Radiator

**Bathroom:**

Tiled flooring. 'B' shaped bath with wall mounted shower and shower curtain. Tiled wall around bath/shower. Sink and WC set back into vanity unit with cupboards and tiled splashback. Radiator. Window to rear with blinds. Shaving sockets. Extractor.

**Outside:****Parking:**

Allocated parking space directly to the front of the property.

**Garden:**

Raised decking area with bamboo planted border to rear. Patio area with space for small table and garden shed. Gated access to side leading to the front of the property.

**Additional Information:****Agents Note;**

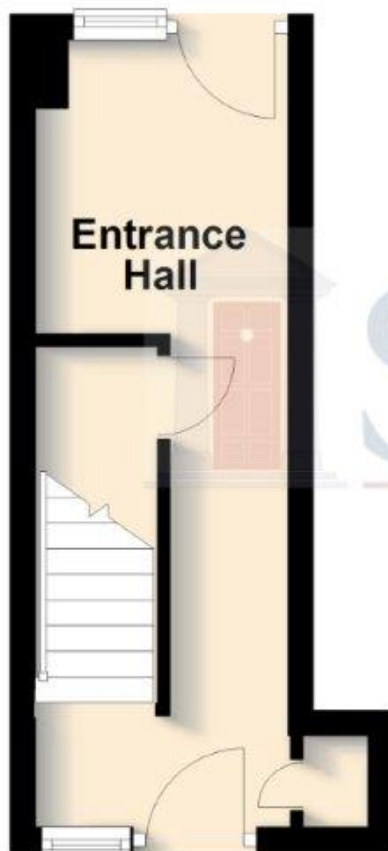
Draft details yet to be approved by the vendor and may be subject to change.





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.

## Ground Floor



## First Floor



For illustrative 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.