



## 2, Mullway

Letchworth Garden City,  
Hertfordshire, SG6 4BH  
**£350,000**

country  
properties



A spacious three bedroom semi detached home located within easy walking distance of popular schools and local shops.

On the ground floor there is a spacious dual aspect lounge/diner, fitted kitchen and a ground floor bathroom. Upstairs there are three bedrooms. Outside there is off road parking for a couple of vehicles and there is also a good size rear garden with patio area.

The house is conveniently in a mature residential area.

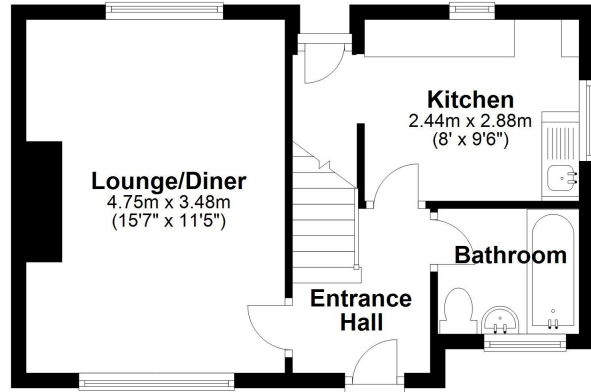
- Lovely dual aspect lounge/diner with stripped floorboards and open fire
- Fitted kitchen with appliances and well appointed ground floor bathroom
- Three first floor bedrooms, the main with built-in wardrobes
- Good size garden with patio area and handy storage shed
- Off road parking for 2 cars
- Freehold





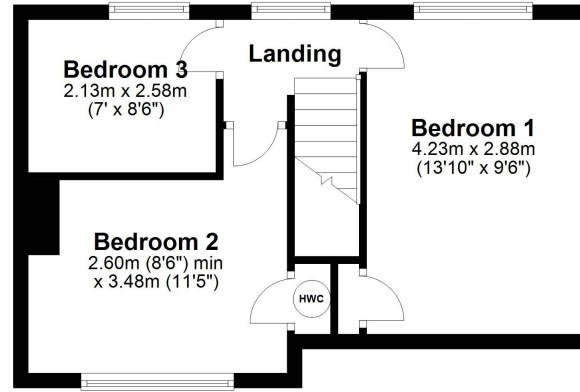






### Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)

Total area: approx. 67.0 sq. metres (721.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	57
(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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