



# 46, Heathermere

Letchworth Garden City,  
Hertfordshire, SG6 4QH  
**£425,000**

country  
properties



Spacious 3 bed semi-detached house located within walking distance of schools, local shops and countryside. Offered with vacant possession and no upper chain, internal viewing comes recommended. The property has a spacious lounge and a separate kitchen / dining room overlooking the rear garden. Also on the ground floor is a small utility area and Saniflo WC. Upstairs are 3 bedrooms and a shower room. Double glazed & gas centrally heated. To the front is off road parking for a couple of vehicles leading to a single garage. The rear garden is laid to lawn with hard standing for a caravan or similar.

## Ground Floor

### Entrance Porch

Entrance porch with sliding glazed door leading to the entrance hall.

### Entrance Hall

Stairs to the first floor with cupboard under. Meter cupboard.

### Lounge

13' 11" x 11' 2" (4.24m x 3.40m)  
Double glazed window to the front aspect.  
Radiator. Tv point.

### Rear Hall/Utility Area.

Double glazed door leading to the rear garden. Fitted cupboards. Wall mounted gas boiler serving hot water and central heating.

### Cloakroom

Comprising a Saniflo macerator wc. Wash basin.

## Kitchen/Diner

13' 11" x 10' 4" (4.24m x 3.15m)  
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Plumbing for a washing machine and space for a cooker. Serving hatch. Radiator. Double glazed window to the rear aspect.

## First Floor

### Landing

Double glazed window to the side aspect. Linen cupboard. Access to the loft space.

### Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)  
Double glazed window to the front aspect. Range of fitted wardrobes along one wall.

### Bedroom Two

12' 0" x 9' 2" (3.66m x 2.79m)  
Double glazed window to the rear aspect.





### Bedroom Three

8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window to the front aspect.

Overstairs cupboard.

### Shower Room

A spacious wet room style shower room with a low level wc, wash basin and shower.

Tiled walls. Double glazed window to the rear.

### Outside

#### Front Garden

Driveway for 2/3 vehicles leading to a single garage. The remainder is lawned with shrub borders and a picket boundary fence. Gated access to the rear garden.

#### Rear Garden

Approx. 55ft x 36ft a laid mainly to lawn with hedge and timber fence borders. Personal door to the garage. Timber shed and greenhouse. Gated access at the rear and hardstanding for a caravan.

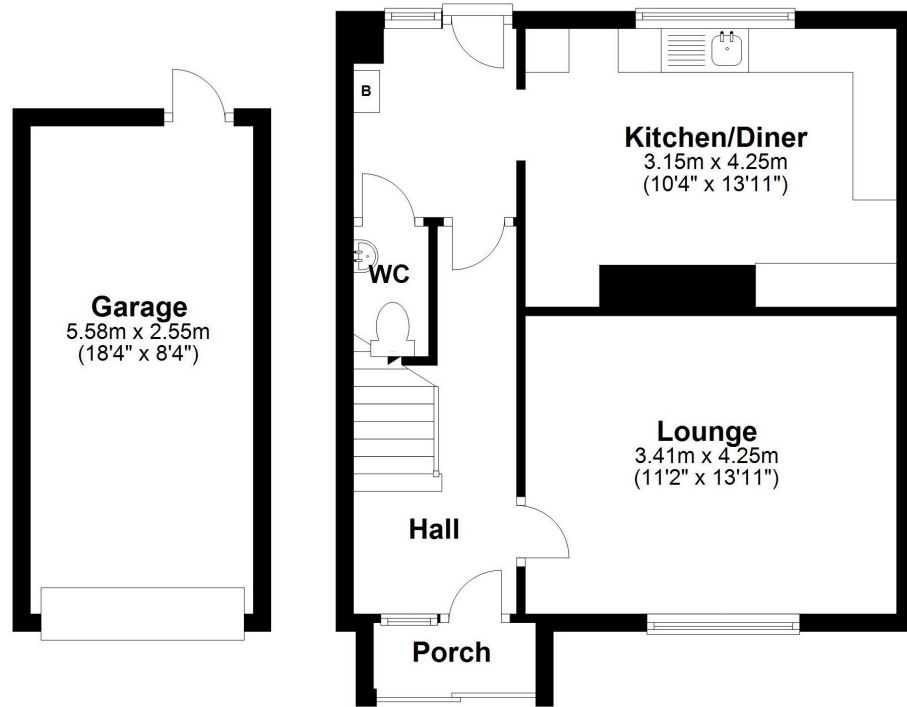
#### Garage

18' 4" x 8' 4" (5.59m x 2.54m)

Single garage with power and light.

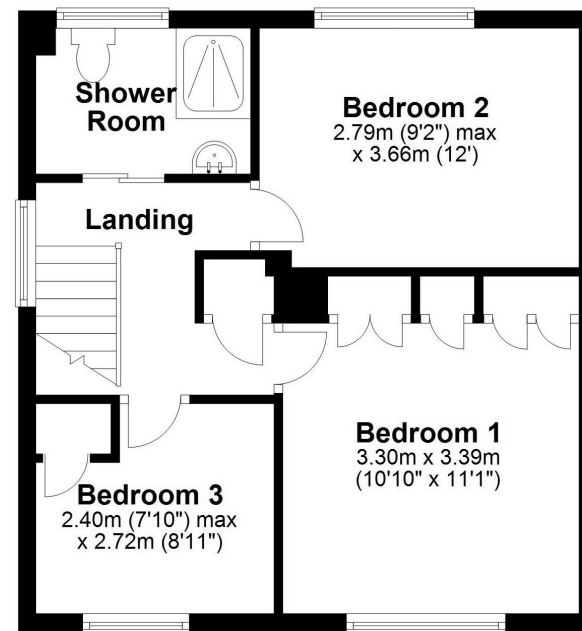


Total area: approx. 84.6 sq. metres (910.8 sq. feet)



### Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



### First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</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

83

69

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties