



26 Rowan Crescent, Letchworth Garden City, Hertfordshire. SG6 4EY





3 Bedroom Semi-Detached House £540,000 Freehold

Offered to the market chain free, this three bedroom semi-detached property is the ideal home for a growing family and is located on a quiet road just a short distance from the town centre. With front and rear gardens, the property offers fantastic potential to extend and add a driveway STPP.

- FREEHOLD
- CHAIN FREE
- Driveway and extension potential STPP
- THREE BED SEMI-DETACHED
- Separate dining room
- Close to town centre and mainline station
- Front and rear gardens
- Built-in storage to bedrooms
- EPC rating E. Council tax band D



Ground Floor:**Entrance Hall:**

Upvc door to front. Carpet. Stairs.

Living Room:

Abt. 16' 10" x 9' 9" (5.13m x 2.97m) Bay window to front aspect. Upvc door with windows to lean-to. Carpet. Radiator. Electric fireplace.

Dining Room:

Abt. 11' 6" x 10' 7" (3.51m x 3.23m) Carpet. Window to front aspect. Fireplace. Radiator.

Kitchen:

Abt. 14' 2" x 6' 3" (4.32m x 1.91m) Lino flooring. Window to side aspect. Window to rear aspect. Upvc door to lean-to. Radiator. Pantry cupboard. Under-stairs storage cupboard. Boiler. Breakfast bar. Worktops with a range of wall and base mounted units. Plumbed appliances. Space for cooker.

First Floor:**Landing:**

Carpet. Radiator. Window to rear aspect.

Bedroom One:

Abt. 11' 9" x 14' 1" (3.58m x 4.29m) maximum measurements. Carpet. Window to front aspect. Radiator. Storage cupboard. Fitted wardrobes.

Bedroom Two:

Abt. 8' 7" x 9' 6" (2.62m x 2.90m) Carpet. Window to front aspect. Radiator. Fitted wardrobes.

Bedroom Three:

Abt. 7' 9" x 8' 0" (2.36m x 2.44m) Window to rear aspect. Fitted wardrobes. Radiator.

Bathroom:

Window to side aspect. Bath. Wash basin. Tiled walls. Laminate floor.

Toilet:

Laminate floor. Window to rear aspect. WC.

External:

Front Garden:

Drop kerb allowing for potential driveway. Established shrubs providing privacy. Pathway to front door and garden gate with lawn and planted beds. Covered porch to front door.

Rear Garden:

Enclosed with fencing and established shrubs. Non overlooked to rear. Shed to rear. Mostly laid to lawn with patio area and access to front garden.

Additional Information:

Agents Note:

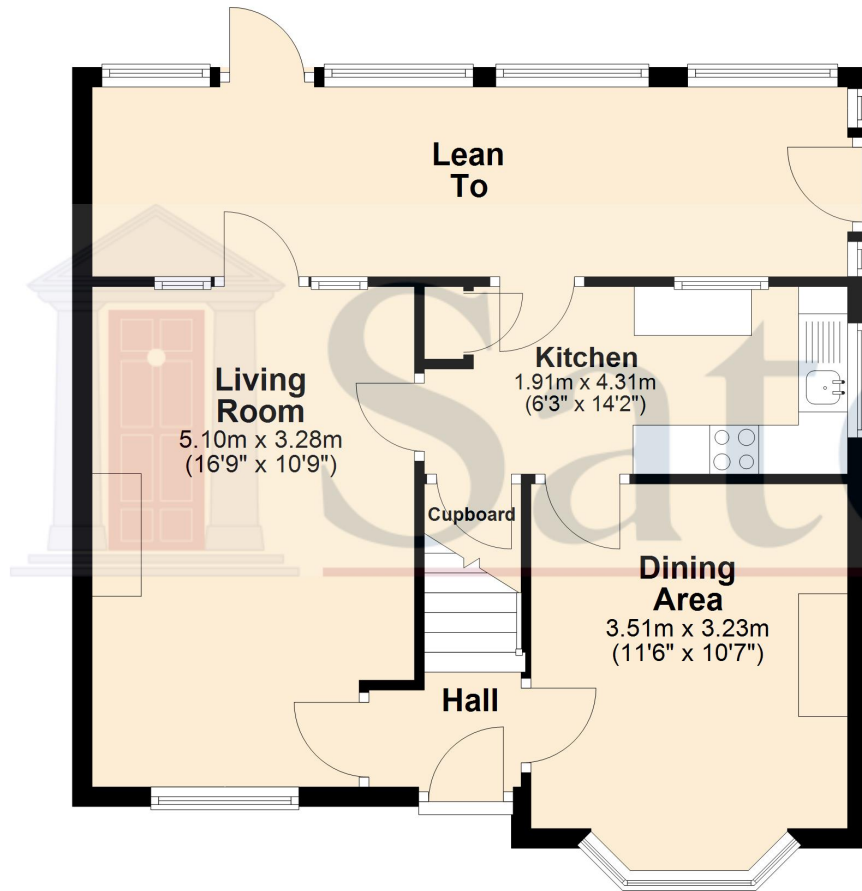
Draft details yet to be approved by the vendor and may be subject to change.



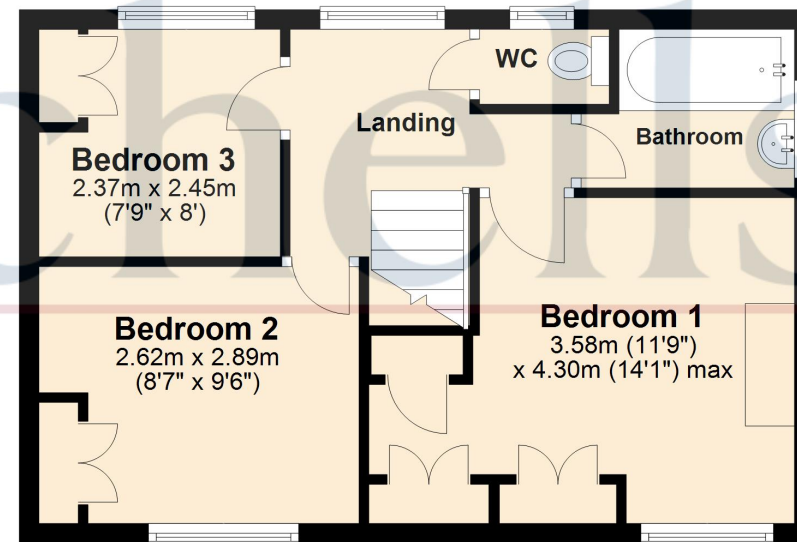


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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 illustration 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.