



Maycroft, Letchworth Garden City, Hertfordshire. SG6 4QB

| Satchells



3 Bedroom Terraced House

£340,000 Freehold

Located within easy reach of Letchworth town centre and mainline station, this spacious three bedroom terrace property is offered to the market chain free. The property sits on a quiet street and benefits from offroad parking and enclosed rear garden as well as a ground floor shower room, conservatory and utility space.

- Freehold
- Chain free
- Three bedrooms
- Ground floor shower and utility
- Enclosed rear garden
- Conservatory
- Driveway
- Walking distance to town and mainline station
- Mid-terrace
- EPC rating C. Council tax band C

Ground Floor:**Entrance Hall 1:**

Upvc door to front. Carpet. Radiator. Stairs leading to first floor. Cupboard housing utility meters.

Porch/Entrance Hall 2:

Upvc door to front leading in to brick built porch. Internal door and window into property. Laminate flooring. Radiator. Large storage cupboard. Leading through to utility room and kitchen.

Living Room:

Abt. 18' 5" max x 11' 8" (5.61m max x 3.56m) Carpet. Two radiators. Double glazed window to front. Dining space. Sliding doors to conservatory.

Kitchen:

Abt. 11' 8" x 12' 0" (3.56m x 3.66m) Laminate flooring. Double glazed window to conservatory. Access from living room and hallway. Built-in storage cupboard. Worktops with a range of wall and base mounted units. Space for cooker and plumbed appliances. Radiator.

Utility:

Abt. 6' 5" x 6' 6" (1.96m x 1.98m) Laminate flooring. Space for appliances. Leading in to shower room.

Shower Room:

Tiled flooring. Double glazed window to garden aspect. Wash basin. WC. Shower with door and wall mounted shower head.

Conservatory:

Abt. 11' 5" x 16' 3" (3.48m x 4.95m) Tiled flooring. Part brick built. French doors to patio space. Double glazed windows.

First Floor:**Bedroom One:**

Abt. 10' 6" x 11' 8" (3.20m x 3.56m) Carpet. Radiator. Double glazed window to front aspect. Fitted wardrobes, bedside tables and overhead storage.

Bedroom Two:

Abt. 12' 6" x 9' 3" (3.81m x 2.82m) plus cupboard space. Carpet. Radiator. Double glazed window to front aspect. Built-in wardrobes and storage cupboard.

Bedroom Three:

Abt. 7' 5" x 8' 9" (2.26m x 2.67m) Carpet. Radiator. Double glazed window to rear aspect.

Bathroom:

Lino flooring. Tiled walls. Double glazed privacy window to rear aspect. Bath with mixer taps and shower. Wash basin with vanity unit.

WC:

Lino flooring. Double glazed privacy window to rear aspect. Wash basin. WC.

Outside:**Front Garden:**

Low level fence to front with lawn space, concrete driveway and raised bed.

Rear Garden:

Enclosed with well established hedging. Patio area to rear of conservatory. Central planted bed with established planting and lawn to either side leading to garden sheds at the back of the garden.

Additional Information:**Agents Note:**

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

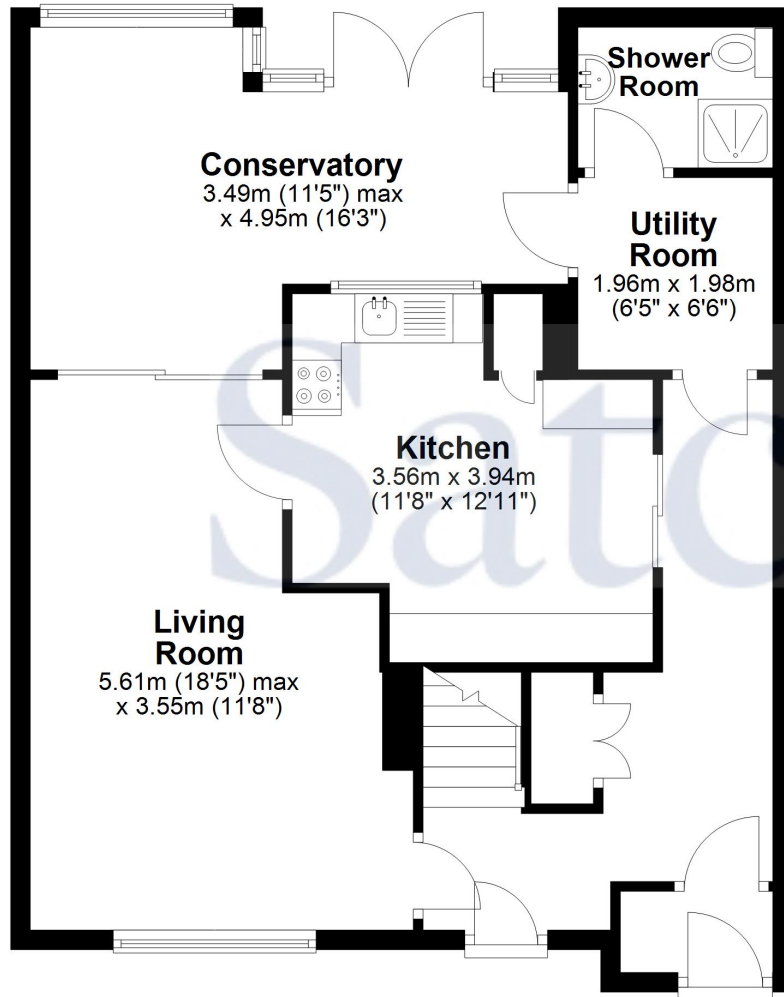




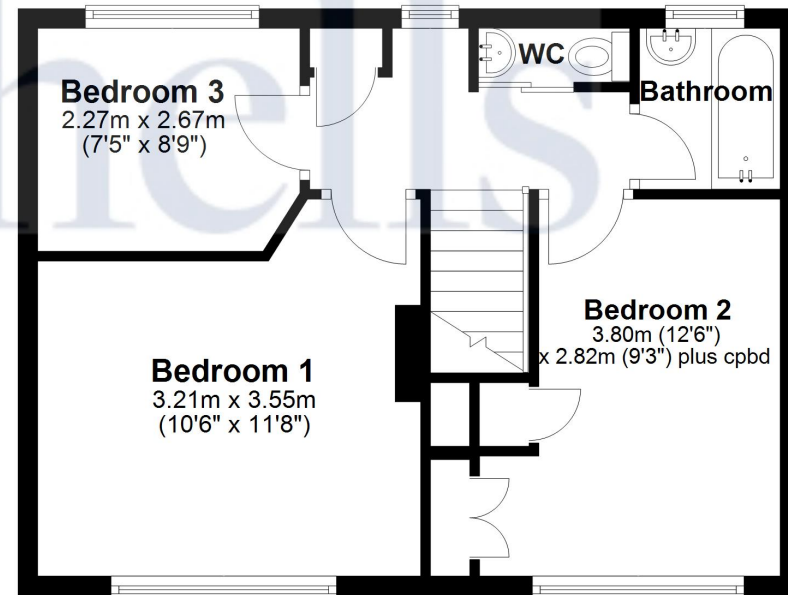
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Ground Floor



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.