



# 2, Cromwell Road

Letchworth Garden City,  
Hertfordshire, SG6 1DT  
**£350,000**

country  
properties



Spacious three bedroom semi-detached family home offered with vacant possession and no upper chain. On the ground floor there is a dual aspect lounge and separate dining room. A fitted kitchen and ground floor cloakroom. Upstairs there are three good size bedrooms and a family bathroom. The front garden has brand new hard standing for one vehicle, the kerb is being dropped soon. The rear garden has two timber sheds and a decked area with mature shrubs.

## Ground Floor

### Entrance Hall

Stairs to the first floor.

### Lounge

15' 0" x 11' 11" (4.57m x 3.63m)

Dual aspect with double glazed windows to the front and rear aspect. Radiator. Tv point.

### Dining Room

11' 5" x 9' 11" (3.48m x 3.02m)

Double glazed window to the front aspect. Radiator.

### Kitchen

12' 5" x 11' 4" (3.78m x 3.45m)

Fitted in a range of matching units with ample storage space and plenty of work space. Plumbing for washing machine, fridge and cooker. Single drainer sink unit. Double glazed window and door to the rear garden.

### Cloakroom

Comprising a low level wc. Radiator. Double glazed window to the rear aspect.

## First Floor

### Landing

Access to all rooms.

### Bedroom One

15' 0" x 11' 11" (4.57m x 3.63m)

Dual aspect to front and rear aspects. Radiator. Cupboard housing gas central heating boiler.

### Bedroom Two

11' 5" x 10' 1" (3.48m x 3.07m)

Double glazed window to the front aspect. Radiator

### Bedroom Three

11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed window to the rear aspect. Radiator.



## Bathroom

Comprising a low level wc, wash hand basin with cupboard under and panelled bath. Heated chrome towel rail. Double glazed window to the rear aspect.

## Outside

### Front Garden

Laid to lawn with shrub borders. Brand new gravel hardstanding for one vehicle with blocked paved pathway. A dropped kerb has been paid for and is due to be installed in the very near future.

### Rear Garden

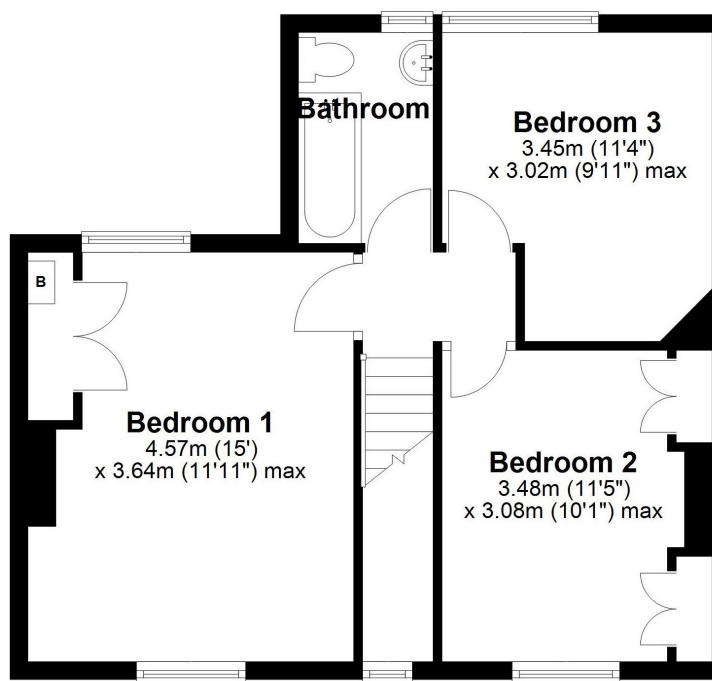
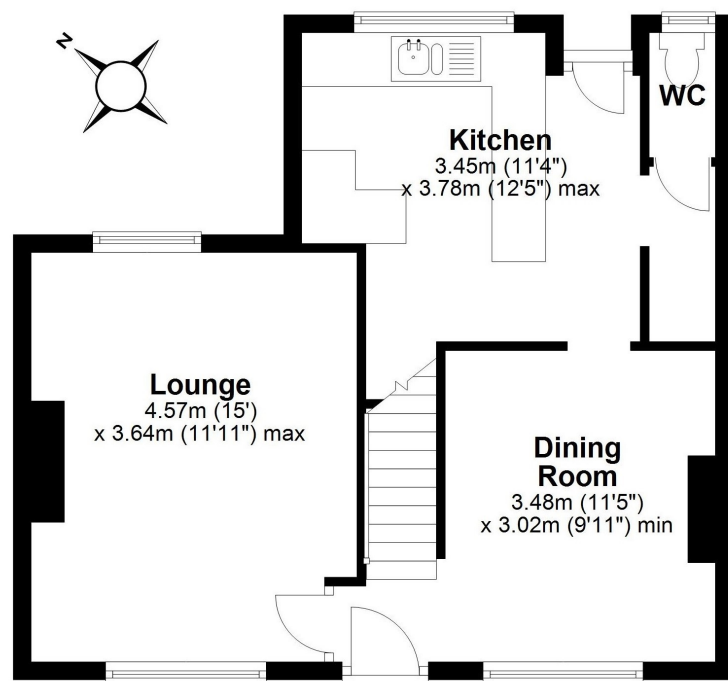
The rear garden is divided into different sections with a lawned area with mature shrubs, a decked and gravelled area. Two timber sheds. The neighbour has a right of way for bin access which is very common in this part of town.

## Agents Note

The property is Freehold.  
Council Tax Band C.







Total area: approx. 92.2 sq. metres (992.5 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

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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