



40 Ashdown, Letchworth Garden City, Hertfordshire. SG6 4SH



Satchells



4 Bedroom End of Terrace House £425,000 Freehold

A very well presented and extended four-bedroom end of terrace family home located in a quiet corner on the ever-popular Grange estate, yet within close proximity to local amenities, schools, and convenient transport links into London.

- End of terrace
- Two storey side extension
- Four bedrooms
- Family bathroom and downstairs shower room
- Two reception rooms
- Flexible accommodation
- Situated in the Grange
- Excellent transport links to London
- Walking distance to local shops and schools
- EPC rating C. Council tax band C



Ground Floor:**Entrance:**

Double glazed door to hallway.

Hallway:

Doors to kitchen. Double glazed window to side. Doors to downstairs shower room and lounge. Stairs to first floor. Radiator.

Shower Room:

Fully tiled, corner shower, pedestal wash basin, low level WC. Towel rail radiator.

Lounge:

Abt. 16' 2" x 11' 9" (4.93m x 3.58m) Double glazed window to front. Georgian wood to kitchen. Radiator.

Dining Room:

Abt. 12' 9" x 9' 2" (3.89m x 2.79m) Double glazed window to rear. Georgian wood French doors to kitchen. Radiator.

Kitchen:

Abt. 17' 2" x 9' 2" (5.23m x 2.79m) Fully fitted range of wall and base units, inset bowl and inset drainer, space for washing machine, dishwasher and fridge/freezer, space for cooker, double glazed window to rear. Double glazed French doors to garden. Door to cupboard. Radiator.

First Floor:**Landing:**

Doors to all rooms and door to a cupboard. Access to loft.

Bedroom One:

Abt. 14' 4" x 10' 7" (4.37m x 3.23m) Dual aspect double glazed windows overlooking the front and rear gardens. Radiator.

Bedroom Two:

Abt. 11' 3" x 10' 8" (3.43m x 3.25m) Double glazed window to rear. Radiator.

Bedroom Three::

Abt. 10' 2" x 9' 6" (3.10m x 2.90m) Double glazed window to front. Radiator.

Bedroom Four/Study:

Abt. 10' 2" x 8' 2" (3.10m x 2.49m) Double glazed window to front. Radiator. Door to bedroom three. Cupboard over stairs.

Bathroom:

White three-piece bathroom suite comprising of panelled bath with shower over, pedestal wash basin, low W.C. Double glazed window to rear.

Outside:**Front Garden:**

Mainly laid to lawn with pathway leading to the front entrance.

Rear Garden:

Rear patio area, the rest is mainly laid to lawn. Side access and garden shed.

Additional Information:**Agents Note:**

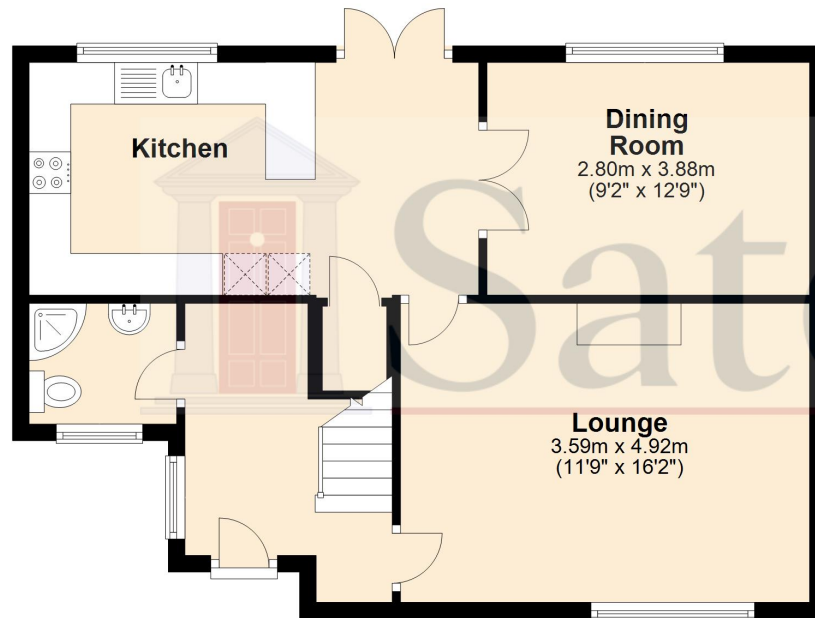
Draft details yet to be approved by the vendor and may be subject to change.



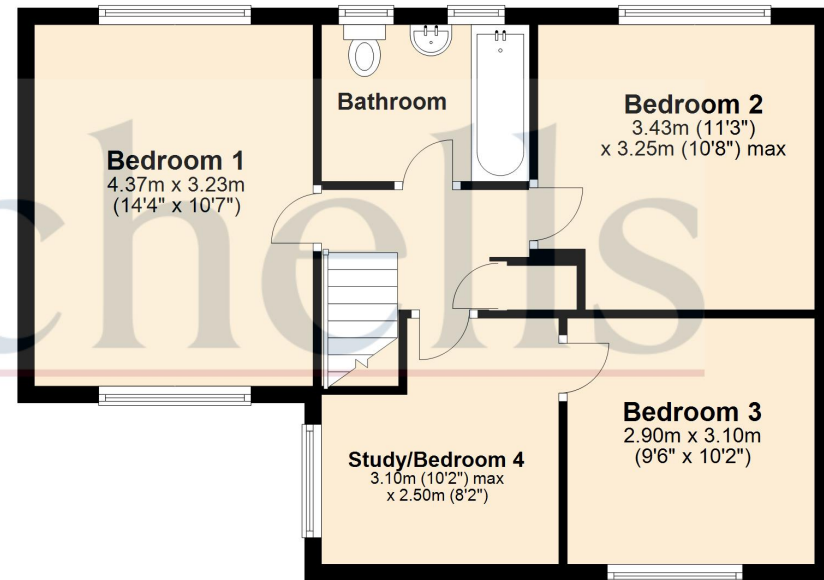


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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