



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.

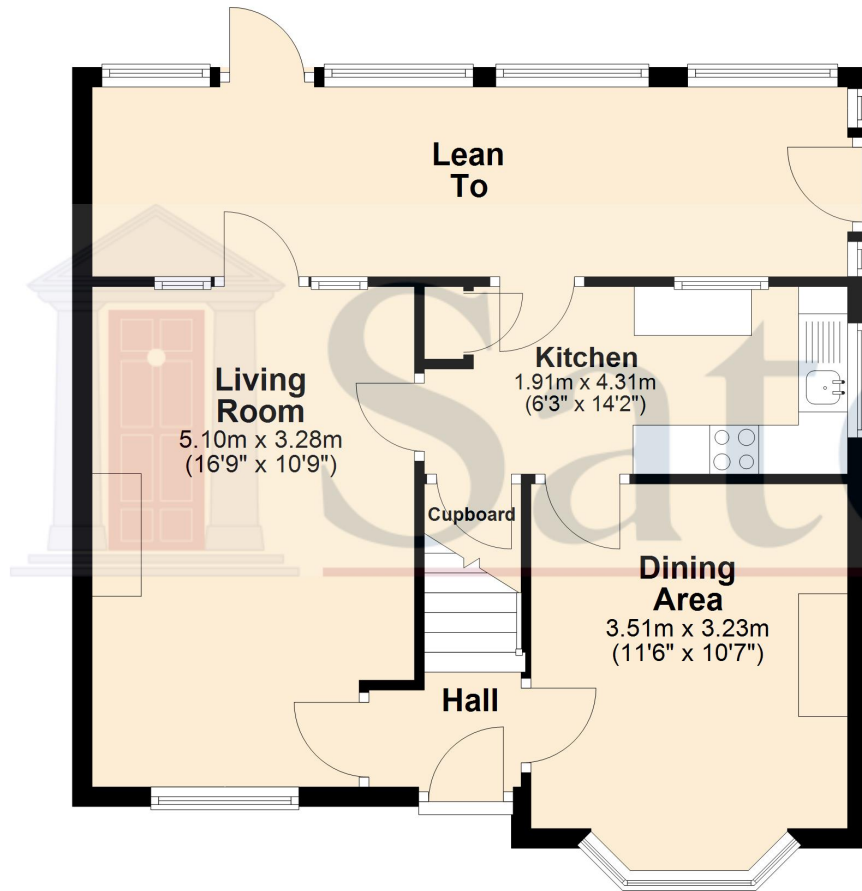




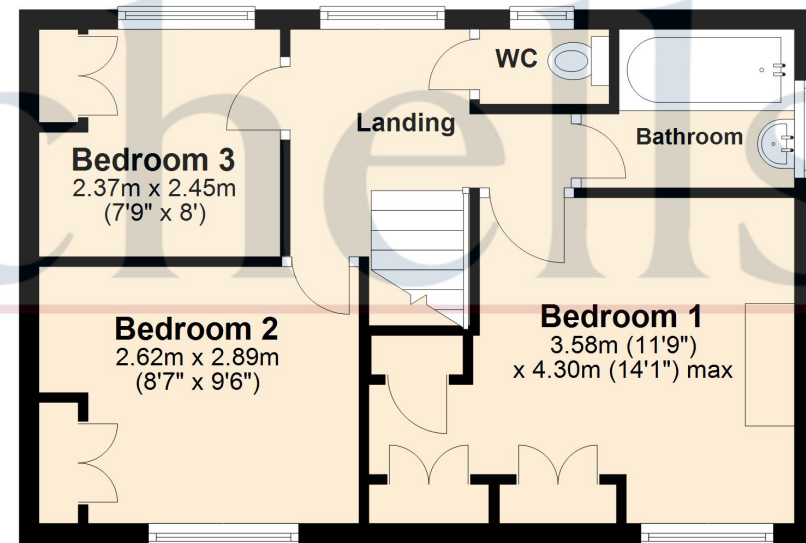
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Ground Floor



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.