



Caslon Way, Letchworth Garden City, Hertfordshire. SG6 4QL







## 3 Bedroom End of Terrace House £400,000 Freehold

A beautifully presented and extended THREE bedroom family home located on the Grange Estate in Letchworth, this property offers large versatile living spaces while being within easy reach of town and local schools. Complete with sunny enclosed rear garden and driveway, this property is the ideal home for a growing family.



- Beautifully presented throughout
- Extended
- Three bedrooms and two bathrooms
- Driveway
- Separate office pod
- Large open plan kitchen/diner
- Sunny enclosed rear garden
- Freehold
- EPC rating D. Council tax band C

**Ground Floor:****Entrance Hall:**

Tiled floor. Utility cupboard. Stairs. Built in under stair storage cupboards. Underfloor heating.

**Living Room:**

Abt: 17' 9" x 10' 7" (5.41m x 3.23m) Luxury carpet. Window to front aspect. Built in TV unit. Underfloor heating. Opening through to kitchen diner.

**Kitchen/Diner:**

Abt: 15' 0" x 25' 5" (4.57m x 7.75m) Tiled floor with underfloor heating. Large orangery style skylight. Window to rear with large sliding doors opening on to garden decking area. Approx. 5x3Ft kitchen island with breakfast bar, Corian worktop, sink and drainer and base units. Plumbed appliances. Space for large fridge freezer. Corian worktops with a range of wall and base mounted units. 'Fisher & Paykel' cooker with Large gas hob and double ovens. Integrated extractor.

**Snug:**

Abt: 7' 9" x 12' 2" (2.36m x 3.71m) Tiled floor with underfloor heating. Fitted side unit. Office Pod.

**Office Pod:**

Carpet. Lighting. Desk. Underfloor heating.

**Bathroom:**

Low level WC. Wash hand basin set into vanity unit. Panelled bath. Underfloor heating. Tiled flooring. Window to side aspect. Towel rail. Part tiled walls.

**First Floor:****Landing:**

Airing cupboard. Carpet. Open landing. Window to rear aspect.

**Bedroom One:**

Abt: 12' 1" x 10' 5" (3.68m x 3.17m) Carpet. Window to front. Radiator. Cupboard. Built in wardrobe. Panelled feature wall.

**Bedroom Two:**

Abt: 8' 9" x 10' 8" (2.67m x 3.25m) Bamboo wood flooring. Window to front. Underfloor heating. Built in wardrobe.

**Bedroom Three:**

Abt: 8' 7" x 7' 9" (2.62m x 2.36m) Carpet. Underfloor heating. Window to rear.

**Shower Room:**

Tiled floor. Tiled walls. Double width walk in shower. WC. Window to rear aspect. Heated towel rail. Double sinks set on a vanity unit with wooden countertop.

**Outside:**

**Rear Garden:**

Mostly laid to lawn. Decking area with space for hot tub and sun loungers stepping down on to lawn area with woodchipped borders and shed to rear. Enclosed with fencing. Children's play area with wooden swing set.

**Parking:**

Driveway to front of property with parking for multiple cars. On street parking also available

**Agents Note:**

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



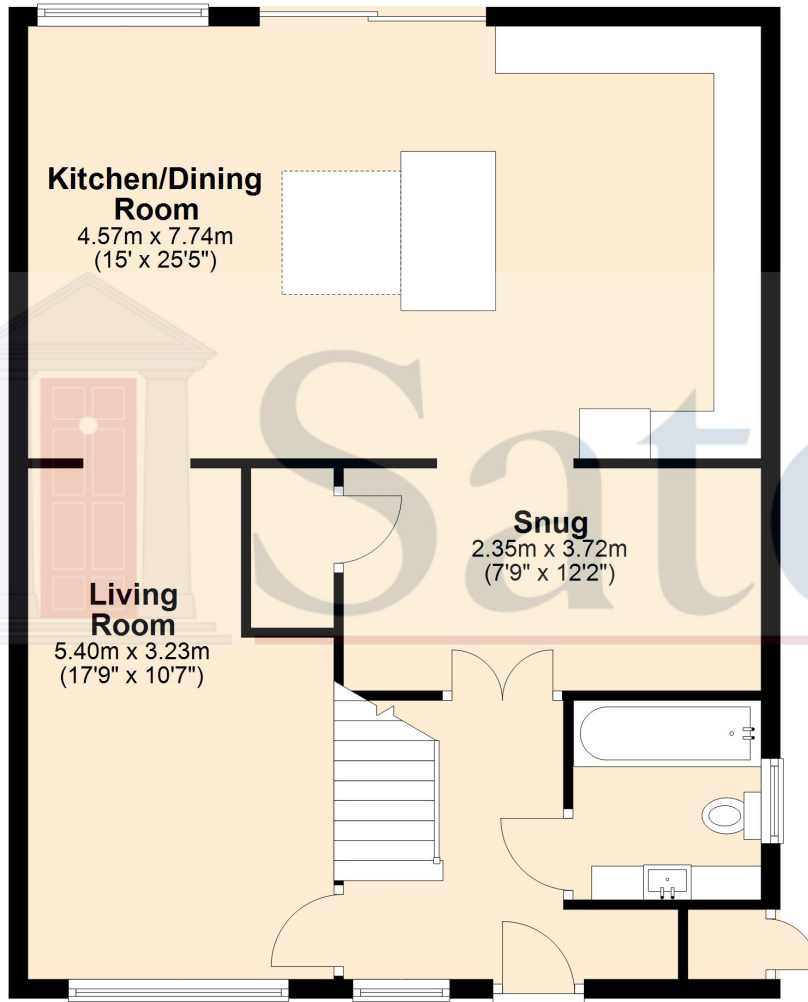




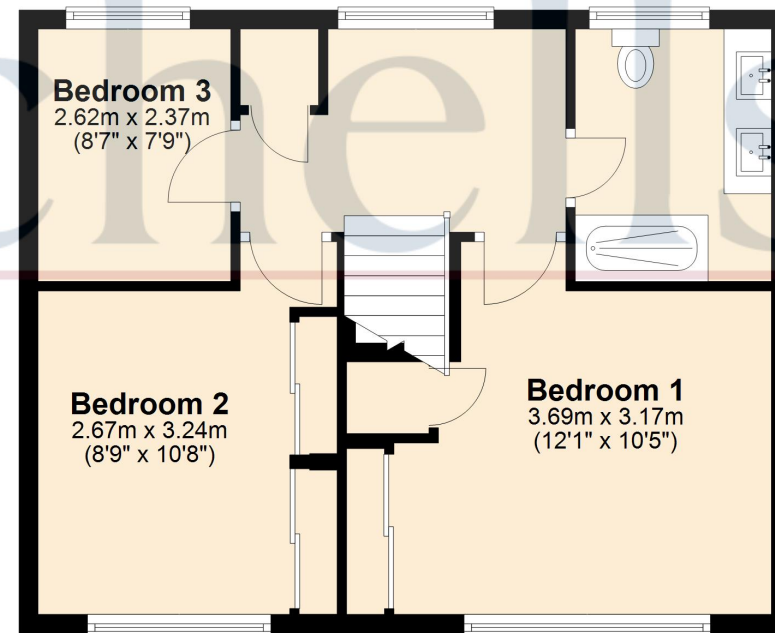
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## Ground Floor



## First Floor



For 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.