



Ashdown, Letchworth Garden City, Hertfordshire. SG6 4SH





3 Bedroom Terraced House

£375,000 Freehold

Offered to the market CHAIN FREE, this well presented THREE bedroom terrace property is conveniently located within walking distance to the town centre, mainline station, Norton common, schools and shops. Offering spacious accommodation throughout, this property further benefits from a well maintained garden and gated driveway to the front.

- CHAIN FREE
- Freehold
- Three bedrooms
- Gated driveway
- Porch extension
- Open plan kitchen / diner
- Well maintained and landscaped garden
- Walking distance to town and mainline station
- Generous bedrooms
- Awaiting EPC. Council tax band C



Ground Floor:**Porch:**

Abt. 4' 2" x 9' 0" (1.27m x 2.74m) Laminate flooring. Upvc door to front. Double glazed privacy windows to front. Internal glass panel doors to entrance hall.

Entrance Hall:

Carpet. Radiator. Cupboard housing meters. Stairs leading up.

Living Room:

Abt. 12' 2" x 14' 1" (3.71m x 4.29m) maximum measurements. Bay fronted double glazed window to front. Carpet. Radiator. Gas fire (condemned) with mantle and surround.

Kitchen/Diner:

Abt. 9' 3" x 20' 4" (2.82m x 6.20m) Modern fitted kitchen with stone worktops and a range of wall and base mounted units and integrated; fridge/freezer, double oven, microwave, electric hob, extractor, dishwasher and sink/drainage. Double glazed window to garden aspect. Fitted cupboards to dining side. Upvc door to conservatory. Lino flooring. Space for dining table. Radiator.

Conservatory:

Abt. 7' 8" x 9' 3" (2.34m x 2.82m) Tiled flooring. Part brick built. Upvc double glazed windows and door to patio area.

First Floor:**Bedroom One:**

Abt. 9' 4" x 15' 9" (2.84m x 4.80m) Carpet. Double glazed windows to rear aspect. Built-in wardrobes. Radiator.

Bedroom Two:

Abt. 12' 1" x 11' 2" (3.68m x 3.40m) Carpet. Double glazed window to front aspect. Radiator.

Bedroom Three:

Abt. 7' 7" x 8' 9" (2.31m x 2.67m) Carpet. Double glazed window to front aspect. Built-in cupboard. Radiator.

Bathroom:

Tiled floor and walls. Double glazed privacy windows to rear aspect. WC. Wash basin integrated into vanity unit. Walk-in shower with glass screen and wall mounted shower and panelled walls.

Outside:**Front Garden:**

Concrete gated driveway providing off-road parking for two cars. Enclosed with low decorative wall. Lawn area with planted borders and flower bed. Covered access to front porch. Access through to rear garden.

Rear Garden:

Gate providing access to front. Patio area. Raised lawn with mature planted borders. Stepping stones leading to garden shed and greenhouse at rear. Enclosed with fencing.

Additional Information:**Agents Note:**

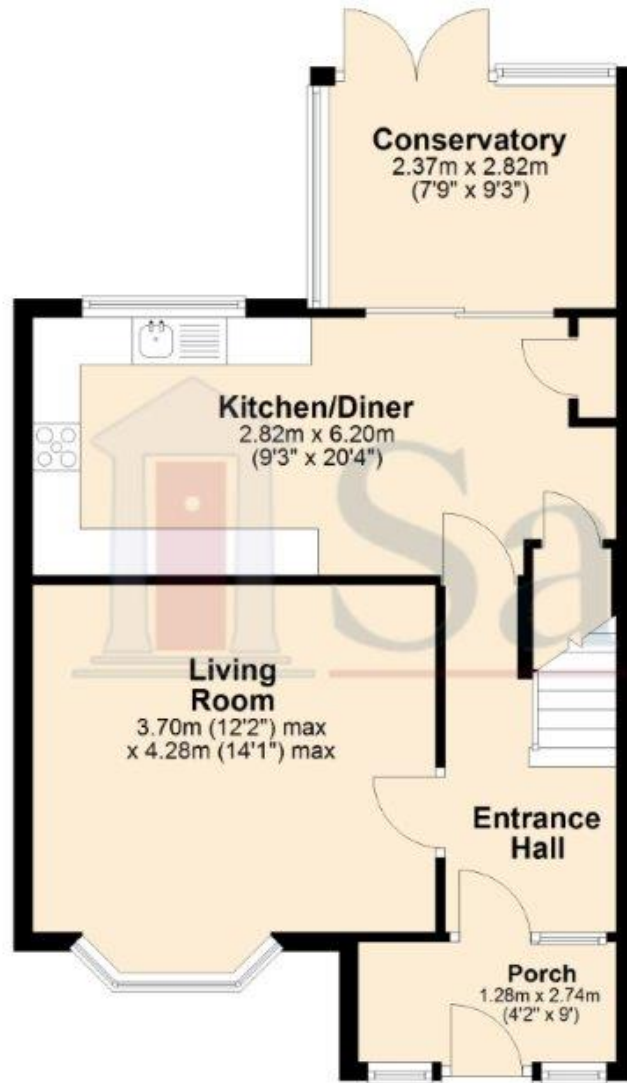
Draft details yet to be approved by the vendor and may be subject to change.



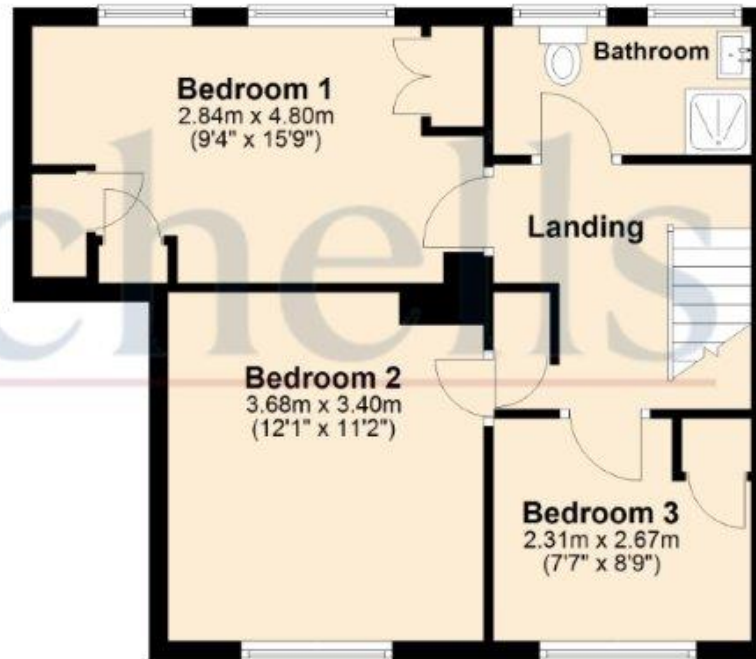


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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