



# 49, Mullway

Letchworth Garden City,  
Hertfordshire, SG6 4BQ

£345,000

country  
properties

An impressive three bedroom mid terrace house with approx. 130ft rear garden. Internal viewing comes highly recommended to fully appreciate this family home.

The property has a large entrance porch, spacious lounge and separate dining room and fitted kitchen. On the first floor there are three bedrooms and a bathroom. Outside the the property has off road parking for two vehicles and the rear garden is approx 130ft in length and divided into different sections.

Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live. Letchworth train station has regular links to London's King's Cross and Cambridge.

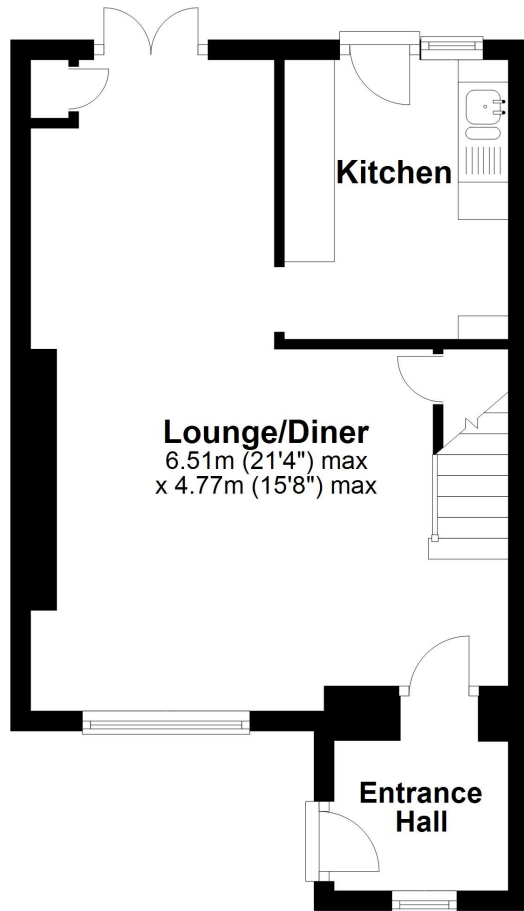
- Off road parking for two vehicles.
- Leasehold: 990 from 1997 with 963 years remaining.
- Two reception rooms.
- Large front porch.
- Modern fitted kitchen.
- Gas central heating.
- Approx. 130ft rear garden.





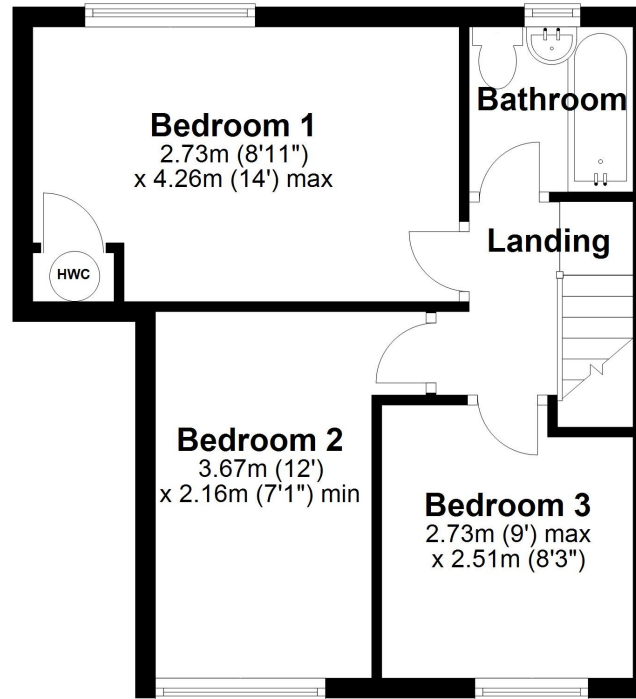
## Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Total area: approx. 68.6 sq. metres (738.3 sq. feet)

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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