



12, Eastern Way

Letchworth Garden City,  
Hertfordshire, SG6 4NZ  
£345,000

country  
properties



Three bedroom mid terrace home located on the edge of the popular Grange Estate and backing onto school fields. On the ground floor there is an entrance hall, lounge with bay window, a spacious kitchen overlooking the rear garden and cloakroom. Upstairs there are 3 bedrooms and a bathroom. The property benefits from gas central heating and double glazed windows. The rear garden is laid mainly to lawn and backs directly on to old school fields. Internal viewing comes highly recommended.

## Ground Floor

### Entrance Hall

Stairs to the first floor. Radiator. Meter cupboard.

### Lounge

14' 10" x 12' 11" (4.52m x 3.94m)

Double glazed bay window to the front aspect. Understairs storage cupboard. Laminate wood flooring. Door leading to the kitchen.

### Kitchen/Diner

17' 10" x 9' 3" (5.44m x 2.82m)

Fitted in a range of matching units providing ample storage space. Single drainer sink unit. plumbing for a dishwasher and washing machine. Space for a cooker and fridge/freezer. Tiled floor. Wall mounted gas central heating boiler. Double glazed windows and door to the rear garden.

### Cloakroom

Comprising a low level wc and a wash basin.

## First Floor

### Landing

Access to the loft space. Airing cupboard.

### Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

Spacious double bedroom with a double glazed window to the front aspect. Radiator.

### Bedroom Two

10' 2" x 9' 3" (3.10m x 2.82m)

Double glazed window overlooking the rear garden. Radiator.

### Bedroom Three

7' 10" x 7' 5" (2.39m x 2.26m)

Double glazed window to the front aspect. Radiator.



## Bathroom

2.29m x 1.73m (7' 6" x 5' 8")

Comprising low level wc, wash hand basin and bath. Radiator. Double glazed window to the rear aspect.

## Outside

### Front Garden

With shrub borders and a gravel area. Gated passageway leading to the rear garden.

### Rear Garden

Large rear garden backing onto old school playing fields. Laid to lawn with mature hedges and trees. Brick storage shed.

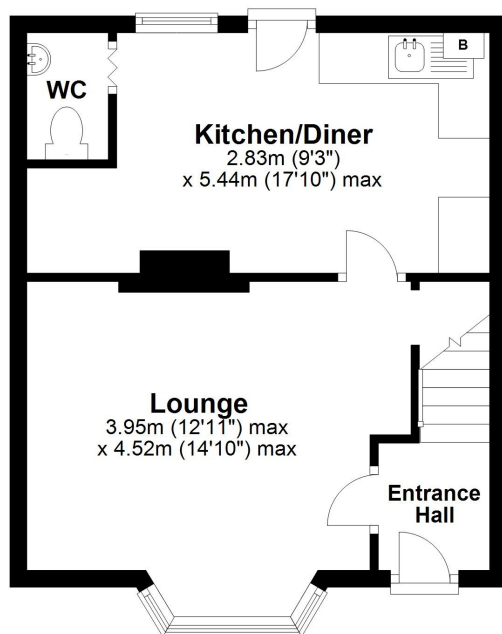
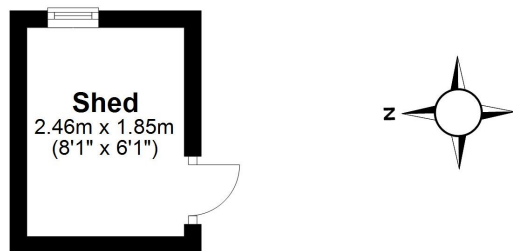
### Brick Shed

8' 1" x 6' 1" (2.46m x 1.85m)



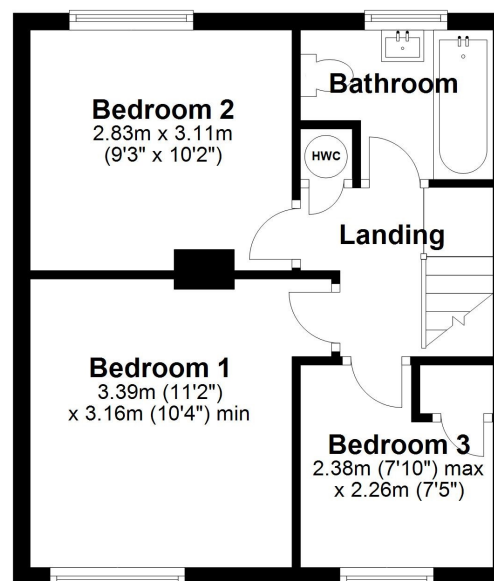
## Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 69.9 sq. metres (752.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	87
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	70
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties