



# 98, Norton Road

Letchworth Garden City,  
Hertfordshire, SG6 1AG  
**£395,000**

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properties



Three bedroom semi detached cottage located on the edge of town. Presented to a high standard throughout and internal viewing is highly recommended. Bright triple aspect lounge and modern kitchen with integrated electric oven & hob. Refitted ground floor bathroom and 3 good size first floor bedrooms. Outside there is off road parking to the front and large enclosed garden to rear. The property also benefits from gas fired central heating and double glazed windows.

## Ground Floor

### Hallway

Wooden part glazed door to front. Radiator. Stairs to first floor. Smoke alarm. Part glazed wooden door to:

### Lounge

15' 2" x 11' 4" (4.62m x 3.45m)

Triple aspect with windows to front, rear and side. Radiator. Cable TV and telephone points. Picture rail.

### Kitchen

9' 6" x 8' 4" (2.90m x 2.54m)

L shaped room with window to front. Modern fitted white units to base and eye level with built in electric oven and hob with extractor hob over. Stainless steel sink unit. Plumbing for washing machine, space for fridge freezer and tiling to splash back areas. Wall mounted gas central heating boiler. Pantry style cupboard. Under stair cupboard and further large storage cupboard with window to rear. Part glazed rear door providing access to garden, further internal sliding door to:

### Bathroom

5' 1" x 5' 2" (1.55m x 1.57m)

Window to rear. Newly fitted white 3 piece suite comprising panel bath with shower over and glass screen. Pedestal wash hand basin and low level wc. Attractive grey brick style ceramic tiling to splash backs.

## First Floor

### Landing

Window to rear aspect. Smoke alarm. Doors to:

### Bedroom One

15' 2" x 11' 4" (4.62m x 3.45m) plus recess ideal for wardrobe.

Windows to front and rear. Radiator. Picture rail.

### Bedroom Three

8' 5" x 8' 1" (2.57m x 2.46m)

Windows to side and rear. Radiator. Picture rail. Loft hatch (not in use for tenants).



## Bedroom Two

11' 4" x 6' 9" (3.45m x 2.06m) plus door well.  
Window to front. Radiator. Picture rail.

## Outside

### Front Garden

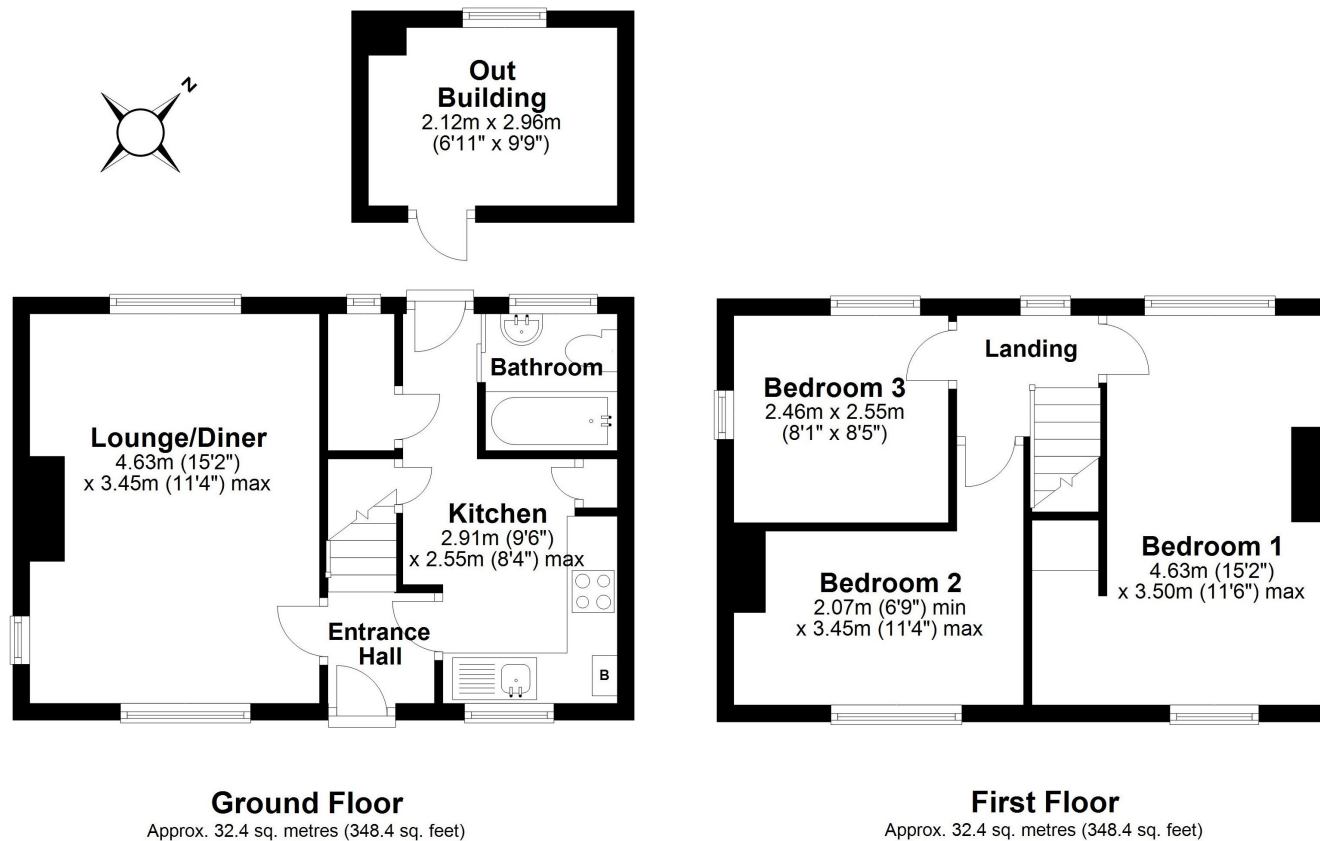
Off road parking for 1 car. Pathway and steps up to entrance. Gated access to:

### Rear Garden

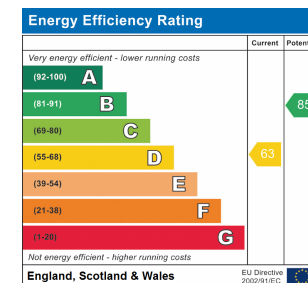
Large area enclosed by fencing, mature hedging and a brick wall. Small patio area with remainder laid to lawn. Brick built storage shed.







Total area: approx. 64.7 sq. metres (696.8 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

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

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

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