



# 75, Upper Maylins

Letchworth Garden City,  
Hertfordshire, SG6 2SD  
**£350,000**

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properties



A spacious three bedroom family home located within easy walking distance of popular schools and local shops. The property is offered with vacant possession with no upper chain.

On the ground floor there is a spacious entrance hall, cloakroom, lounge to the front and a kitchen/dining room overlooking the rear garden. Upstairs there are three good size bedrooms and a wet room style shower room. The property has gas central heating and double glazed windows. Outside the rear garden is private with a single garage at the bottom of the garden.

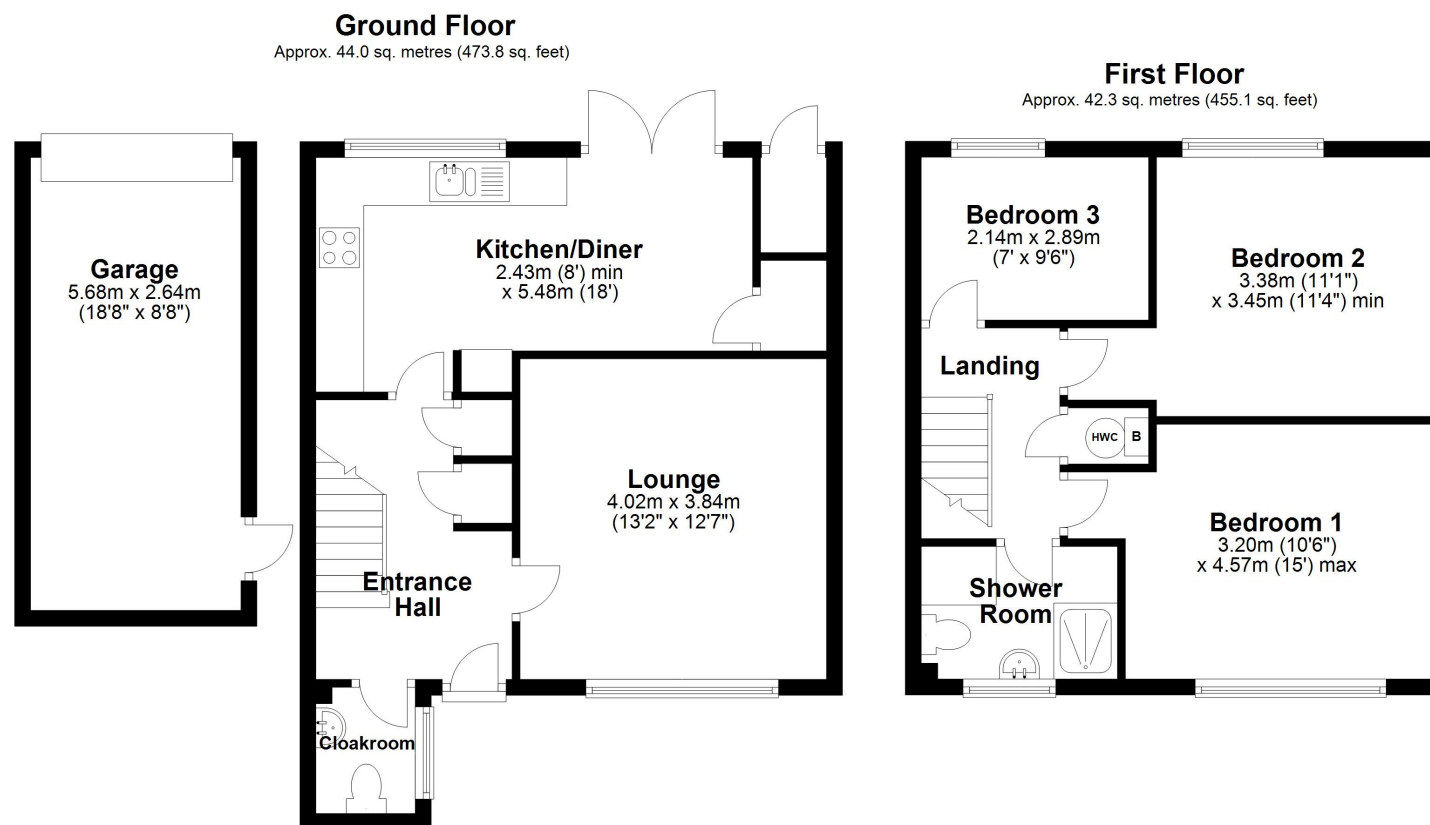
- Offered with vacant possession and no upper chain.
- Freehold
- Council Tax Band C.
- Fitted kitchen/dining room.
- Ground floor cloakroom.
- Double glazed windows and gas central heating.
- Single garage and off road parking.











Total area: approx. 86.3 sq. metres (928.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	72
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Viewing by appointment only

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