



# 62, Romany Close

Letchworth Garden City,  
Hertfordshire, SG6 4LA  
**£450,000**

country  
properties

An extended 3 bedroom semi detached home offered with vacant possession and no upper chain. The property is located on the edge of Letchworth and set in a quiet cul-de-sac location. On the ground floor there is an entrance hall leading to a ground floor shower room. The lounge/dining room is very spacious, as is the kitchen which overlooks the rear garden. Upstairs there are 3 bedrooms all with fitted furniture and a family bathroom. Gas to radiator central heating and double glazed windows. Outside there is a driveway for numerous vehicles leading to a single garage and the back garden is private and well maintained.

## Ground Floor

### Entrance Hall

Stairs to the first floor. Door leading to the lounge/dining room and the shower room.

### Shower Room

Modern white suite comprising a low level wc, wash basin and corner shower cubicle. Heated chrome towel rail. Tiled walls. Double glazed window to the front aspect.

### Living/Dining Room

24' 1" x 13' 7" (7.34m x 4.14m)  
Dual aspect with double glazed window to the front aspect and double glazed French doors to the rear garden. Radiator. Tv point.

### Rear Lobby

Large understairs store cupboard. Door through to the kitchen.

### Kitchen

11' 10" x 10' 8" (3.61m x 3.25m)  
Fitted in a range of matching base and eye level units providing ample storage space throughout. Single drainer sink unit with mixer taps. Plumbing for a washing machine. Double glazed window to the rear aspect and double glazed door to the garden. Tiled floor.

## First Floor

### Landing

Access to the loft space. Fitted cupboard.

### Bedroom One

11' 11" x 10' 8" (3.63m x 3.25m)  
Fitted wardrobes along one wall with matching furniture. Double glazed window to the rear aspect. Radiator.

### Bedroom Two

11' 7" x 10' 8" (3.53m x 3.25m)  
Fitted wardrobes with matching overhead cupboards. Double glazed window to the front aspect. Radiator.



### Bedroom Three

8' 6" x 8' 3" (2.59m x 2.51m)

Fitted in a range of matching cupboards.  
Radiator. Double glazed window to the front aspect.

### Bathroom

Three piece suite comprising a low level wc,  
wash basin with cupboard under and  
panelled bath with shower over. Ceramic  
tiling. Double glazed window to the front  
aspect.

### Outside

#### Front Garden

Large block paved driveway providing off  
road parking for a number of vehicles.  
Leading to the garage. Gated access to  
the rear garden.

#### Rear Garden

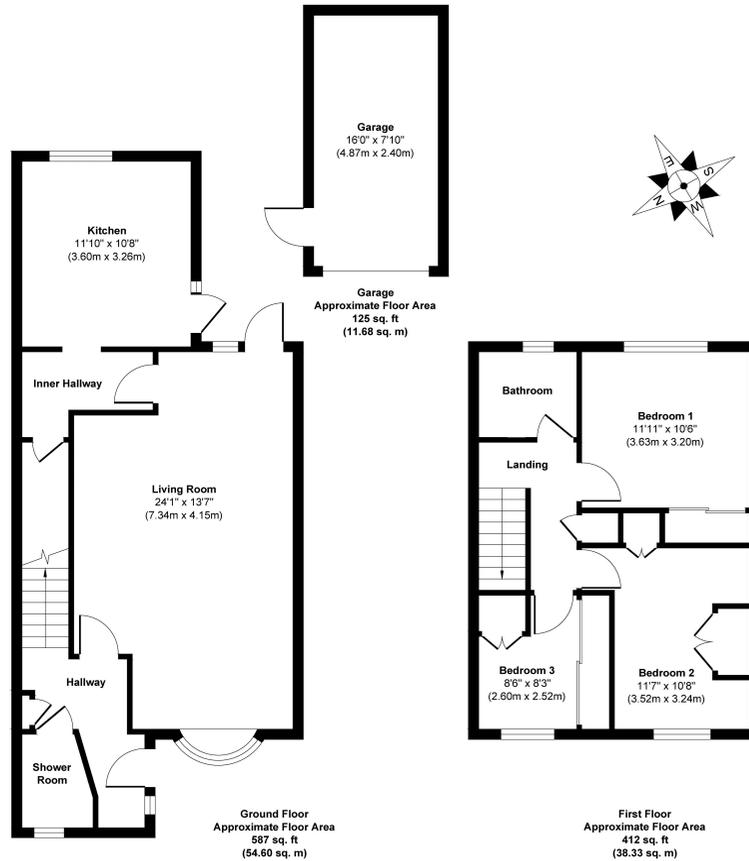
Laid to lawn with shrub beds. Laid mainly to  
lawn with a raised patio area. Timber shed.  
Personal door to the garage.

#### Garage

16' 0" x 7' 10" (4.88m x 2.39m)

Single garage with up and over door.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	79
(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>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
64		
England, Scotland & Wales		
		EU Directive 2002/91/EC

**Approx. Gross Internal Floor Area 1124 sq. ft / 104.61 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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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