



Denby, Letchworth Garden City, Hertfordshire. SG6 2LQ







## 3 Bedroom End of Terrace House

### £350,000 Freehold

This generous three-bedroom end-of-terrace property offers a fantastic combination of space, convenience, and privacy. Featuring a garage with parking and an enclosed, non-overlooked rear garden that enjoys a sunny position, it's perfect for families or anyone seeking a peaceful retreat. The property is conveniently located providing easy access to the A1M and is walking distance from the town and mainline station.

- FREEHOLD
- End of terrace
- Garage with parking
- Extended
- Three double bedrooms
- Modern good sized kitchen
- Bright and spacious
- Sunny non-overlooked rear garden
- Walking distance to town and mainline station
- Awaiting EPC. Council tax band C



**Ground Floor:****Entrance Hall:**

Lino flooring. Panelled walls. Cupboard housing utility meters. Radiator. Opening up to 6ft providing space for dining table or work space. Leading through to an open plan extension.

**Living Room:**

Abt. 13' 6" x 13' 3" (4.11m x 4.04m) Laminate flooring. Sliding double glazed doors to patio space/rear garden. Brick built feature fire place. Radiator. Panelled walls.

**Dining Area:**

Abt. 17' 5" x 8' 0" (5.31m x 2.44m) Lino flooring. Upvc door to rear garden. Panelled walls. Radiator. Ceiling lights.

**Kitchen:**

Abt. 9' 8" x 13' 4" (2.95m x 4.06m) Tiled flooring. Radiator. Space for dining table. Built-in storage cupboard. Worktops with tiled splashback and a range of wall and base mounted units. Space for cooker, fridge/freezer and plumbed appliances. Double glazed window to front aspect

**First Floor:****Bedroom One:**

Abt. 12' 6" x 10' 6" (3.81m x 3.20m) Laminate flooring. Radiator. Double glazed window to rear aspect.

**Bedroom Two:**

Abt. 11' 0" x 10' 0" (3.35m x 3.05m) Laminate flooring. Radiator. Double glazed window to front aspect.

**Bedroom Three:**

Abt. 8' 0" x 8' 8" (2.44m x 2.64m) Laminate flooring. Radiator. Double glazed window to rear aspect.

**Bathroom:**

Lino flooring. Privacy window to front aspect. Tiled walls. Heated towel rail. Bath with shower screen and wall mounted shower. Wash basin. WC.

**Outside:****Front Garden:**

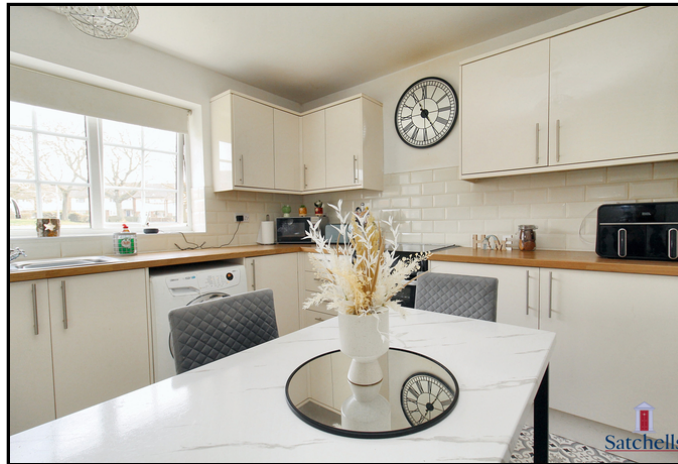
Laid to lawn with pathway to covered front door.

**Rear Garden:**

Enclosed with brick wall, fencing to neighbours side and gated access to rear with pathway leading to back door. Lawn area with planted borders. Patio/seating area to rear and patio outside of living room with table and chairs.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.







These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.





For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.