



WRIGHTS



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Quinn Way, Letchworth Garden City, Hertfordshire SG6 2TX

Guide Price £525,000 - Freehold

Property Summary

CHAIN FREE This impressive four-bedroom detached family home is situated in a quiet and popular location in Letchworth Garden City.

The property offers spacious living throughout including, four bedrooms, two reception rooms, two bathrooms (En-suite to master), large fitted kitchen, utility room, conservatory, ground floor w/c, off road parking for two cars, garage and large garden to the rear.

Located in the heart of Letchworth Garden City the new owners will benefit from a wide choice of infant, junior and secondary schooling and a range of leisure facilities and sports clubs. In addition, Letchworth Garden City provides excellent travel access via the A1(M) and trainline that can reach Kings Cross in 35 minutes.

Features

- CHAIN FREE
- FOUR BED DETACHED FAMILY HOME
- EN SUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- CONSERVATORY
- LARGE KITCHEN
- UTILITY ROOM & GROUND FLOOR W/C
- QUIET CUL-DE-SAC LOCATION
- SPACIOUS GARDEN TO REAR
- GARAGE AND DRIVEWAY

Room Descriptions

GROUND FLOOR

HALLWAY

2.04m x 4.30m (6' 8" x 14' 1")

Door to front, double glazed window, wooden flooring, stairs to first floor and radiator.

RECEPTION ROOM

4.40m x 3.81m (14' 5" x 12' 6")

Double glazed window, wooden flooring and feature gas fireplace.

DINING ROOM

3.51m x 2.85m (11' 6" x 9' 4")

Wooden flooring and UPVC French doors leading to the conservatory.

KITCHEN

3.48m x 3.51m (11' 5" x 11' 6")

Fitted kitchen with a range of matching wall and base units, tiled flooring, radiator and double glazed window. Integrated items include an electric oven and gas hob while there is space and plumbing for a dishwasher, and fridge.

UTILITY ROOM

1.67m x 2.66m (5' 6" x 8' 9")

Utility room with sink/drain and worktops/shelving, space for washing machine, tumble dryer and fridge freezer, tiled flooring, radiator, glazed window to the side and door to rear.

W/C

0.97m x 1.67m (3' 2" x 5' 6")

Cloakroom with tiled floor, hand wash basin, WC, radiator and double glazed window.

CONSERVATORY

2.44m x 4.80m (8' 0" x 15' 9")

Tiled flooring with double doors leading out to the garden.

FIRST FLOOR

LANDING

1.93m x 2.69m (6' 4" x 8' 10")

Fitted carpet, airing cupboard and access to loft.

BEDROOM ONE

3.42m x 4.05m (11' 3" x 13' 3")

Double glazed window, laminate flooring, built in wardrobes and radiator.

EN-SUITE

1.71m x 2.55m (5' 7" x 8' 4")

En Suite comprising of a shower cubicle, hand wash basin & w/c. Tiled walls and flooring, radiator and double glazed window.

BEDROOM TWO

2.78m x 3.04m (9' 1" x 10' 0")

Double glazed window, laminate flooring, built in wardrobes and radiator.

BEDROOM THREE

2.46m x 3.21m (8' 1" x 10' 6")

Double glazed window, laminate flooring, cupboard and radiator.

BEDROOM FOUR

2.46m x 2.58m (8' 1" x 8' 6")

Double glazed window, laminate flooring, cupboard and radiator.

BATHROOM

1.73m x 2.00m (5' 8" x 6' 7")

Bathroom comprising side panelled bath with shower over, hand wash basin and w/c. Tiled flooring and double glazed window.

EXTERIOR

DRIVEWAY

Front garden with gated side entrance and driveway with space for two cars.

GARAGE

(up and over door)

GARDEN

Rear garden is mainly laid to lawn, patio area adjacent to the property, various flower beds and gazebo.

ADDITIONAL INFORMATION

Council Tax Band - E

(all information has been provided and should be verified by your legal representative)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	