



Hall Mead, Letchworth Garden City, Hertfordshire. SG6 4BJ





## 3 Bedroom End of Terrace House £400,000 Freehold

This charming 3-bedroom end-of-terrace home has been thoughtfully extended and modernised to offer modern living. The property features a spacious kitchen diner, perfect for family meals and entertaining. Upstairs, a large four-piece family bathroom adds a touch of luxury. Outside, the sunny garden provides an inviting space for relaxation and outdoor activities, making this the ideal family home.

- Stunning open plan kitchen/diner with island/breakfast bar
- Extended end terrace property
- Large modern 4 piece bathroom suite
- Sunny enclosed rear garden with seating areas
- Downstairs cloakroom
- Bright and spacious accommodation
- Fitted wardrobes to master bedroom
- Modernised throughout
- FREEHOLD
- EPC rating C. Council tax band C



## **Ground Floor**

### **Entrance Hall:**

Upvc door to front. Window to front aspect. Laminate flooring. Stairs leading up. Coat and shoe rack. Under stair storage.

### **Living Room:**

Abt. 12' 6" x 10' 9" (3.81m x 3.28m) Laminate flooring. Wood burner. Recessed shelving. Radiator. Window to front aspect.

### **Kitchen/Diner:**

Abt. 20' 4" max x 15' 4" max (6.20m x 4.67m) Laminate flooring. Two vertical radiators. Fully integrated modern Wren kitchen with quartz worktops, island/breakfast bar, sink and drainer, fridge/freezer, dishwasher, electric hob, mid height double oven, extractor fan, and a range of base mounted units with some full height cupboards. Utility cupboard housing washing machine and boiler. Sliding glass doors opening out on to decking area. Skylight. Spotlights. WC.

### **WC:**

Tiled floor. Heated towel rail. WC. Hand wash basin.

## **First Floor**

### **Landing:**

Carpet. Window to side aspect.

## **Bedroom One:**

Abt. 10' 3" x 10' 2" (3.12m x 3.10m) Wooden floor. Radiator. Window to rear aspect. Built in wardrobes.

## **Bedroom Two:**

Abt. 10' 10" x 8' 2" (3.30m x 2.49m) Wooden floor. Radiator. Window to front aspect.

## **Bedroom Three:**

Abt. 9' 1" x 8' 11" (2.77m x 2.72m) Wooden floor. Radiator. Window to front aspect.

## **Family Bathroom:**

Lino flooring. Part tiled walls. Radiator. Towel rail. Privacy window to rear. Four piece bathroom suite including: freestanding bath, walk in shower with surround screen, WC and sink with vanity unit. Mirrored cupboard unit with light. Built in Bluetooth speaker.

## **Outside**

### **Front Garden:**

Mostly laid to lawn with privacy bushes. Path leading to front door as well as rear garden.

### **Rear Garden:**

Fully landscaped garden with a sunny aspect. Raised decking area directly to rear with seating area. Raised decking seating area to rear of garden also providing a shed. Central lawn with stepping stones leading down the side with a BBQ area. Brick built lockable storage.

### **Parking:**

Bay parking to the front of the property as well as on-road parking available.

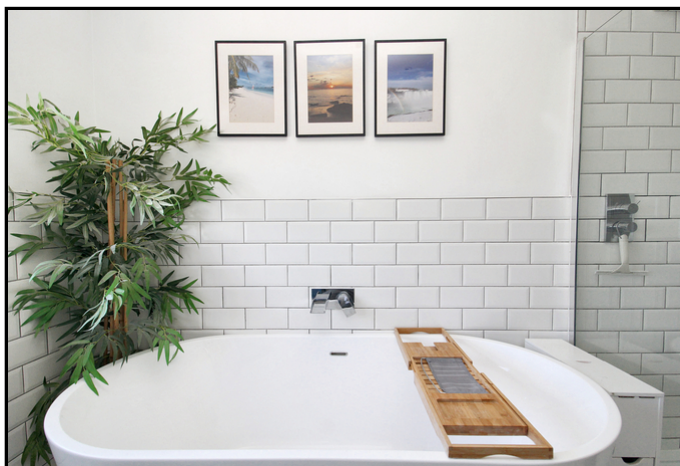
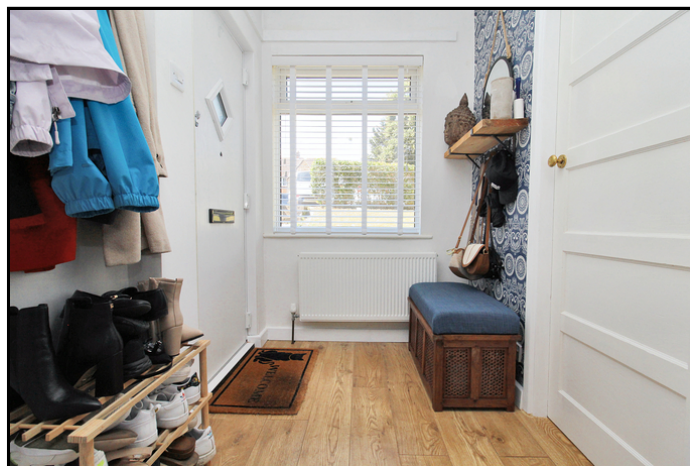
### **Agents Note:**

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

### **OTHER FEATURES**

#### **Note worthy features:**

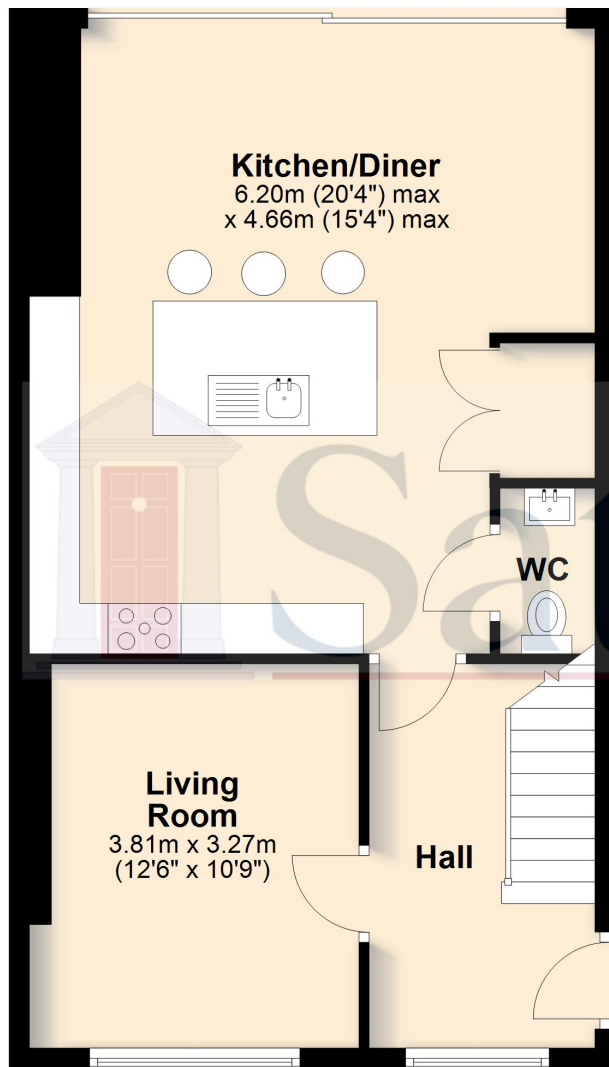
- Fully boarded loft
- Wireless Texecom alarm system
- Wireless Dahua CCTV to the front side, and rear of the property
- Electric running to the end of the garden
- Planning permission still in place for the next 5 years for a driveway



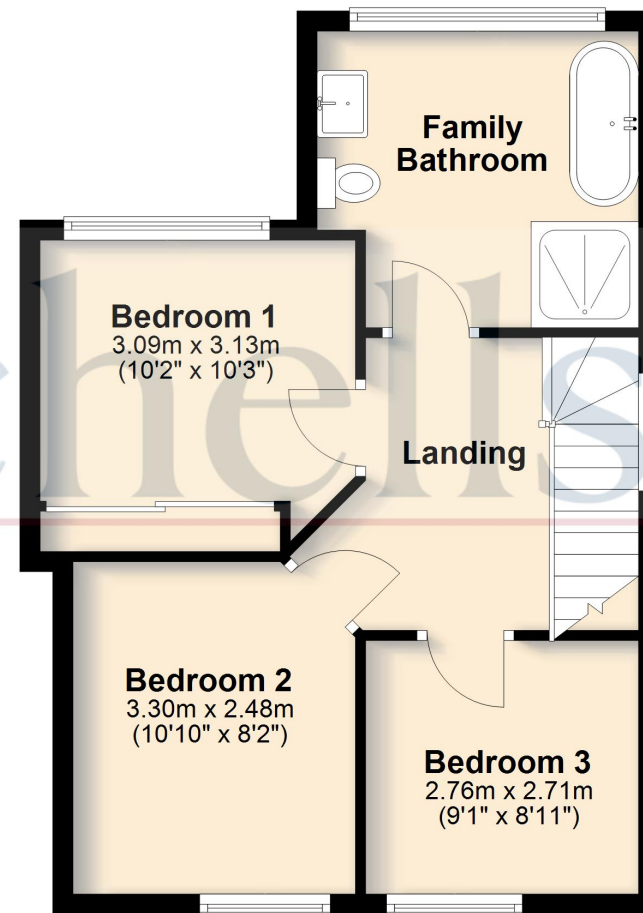


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

## Ground Floor



## First Floor



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.