



Penn Way, Letchworth Garden City, Hertfordshire. SG6 2TN





3 Bedroom Semi-Detached House £475,000 Leasehold

A three-bedroom family home situated on the ever popular Lordship estate, with good links to the A1(m), London Luton Airport and Ofsted rated 'Good' schools, this would make a perfect home for a growing family with potential to extend STPP.

- Three bedroom semi detached house
- Situated on the lordship estate
- Garage
- Off road parking
- Open plan kitchen/diner
- Low maintenance garden
- Potential to extend (STPP)
- Leasehold - 936 years remaining
- EPC rating D. Council tax band D



Ground floor:**Entrance hall:**

Front door and window to front.

Lounge/diner:

Abt: 28' 5" x 12' 4" (8.66m x 3.76m) Bay fronted window to front, french doors to rear garden, under stairs cupboard, radiators.

Kitchen:

Abt: 9' 1" x 15' 7" (2.77m x 4.75m) Windows to rear, wall and base units, gas hob and oven, stainless steel sink, space for fridge/freezer, dishwasher and washing machine, door to garage.

First floor:**Landing:**

Window to side.

Bedroom one:

Abt: 11' 3" x 9' 10" (3.43m x 3.00m) Window to front, built in wardrobes, radiator.

Bedroom two:

Abt: 11' 8" x 8' 8" (3.56m x 2.64m) Window to rear, radiator.

Bedroom three:

Abt: 8' 1" x 6' 2" (2.46m x 1.88m) Window to front, radiator.

Bathroom:

Window to rear, low level WC, wash hand basin.

Outside:**Front garden:**

Driveway for two cars, access to garage.

Rear garden:

Patio area, astro turf, timber shed.

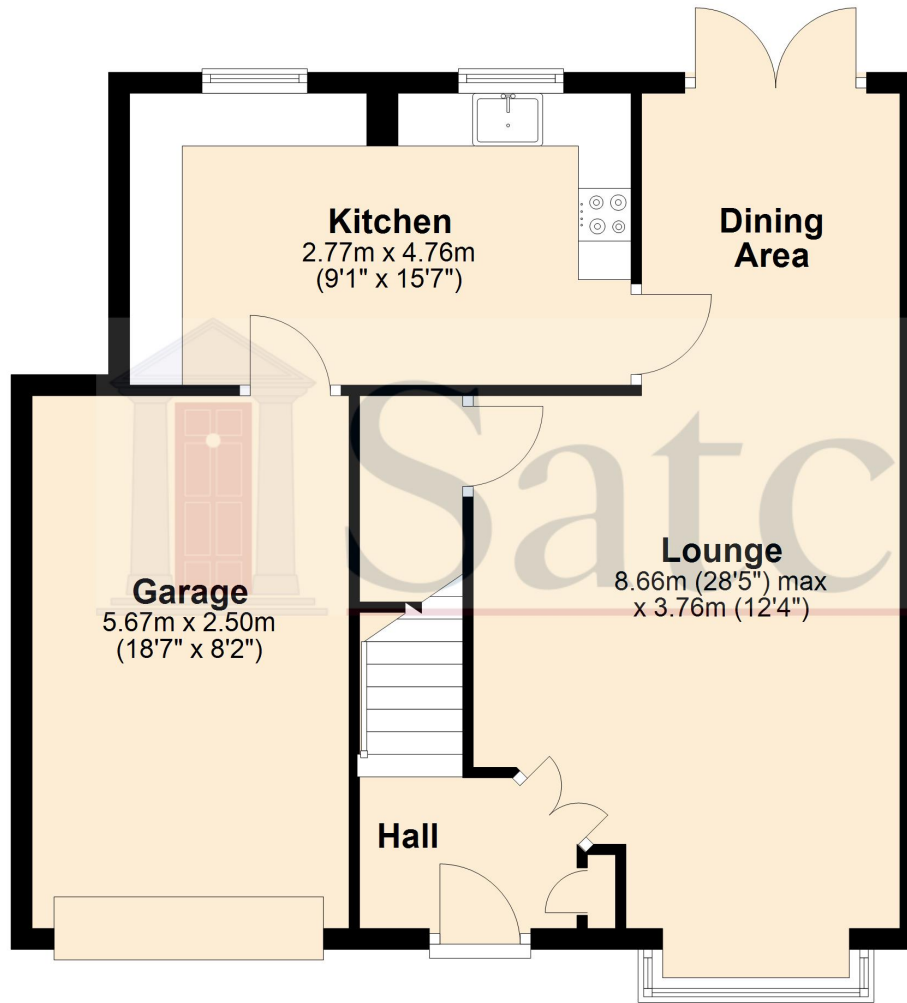
Garage:

Up and over door, power and light.

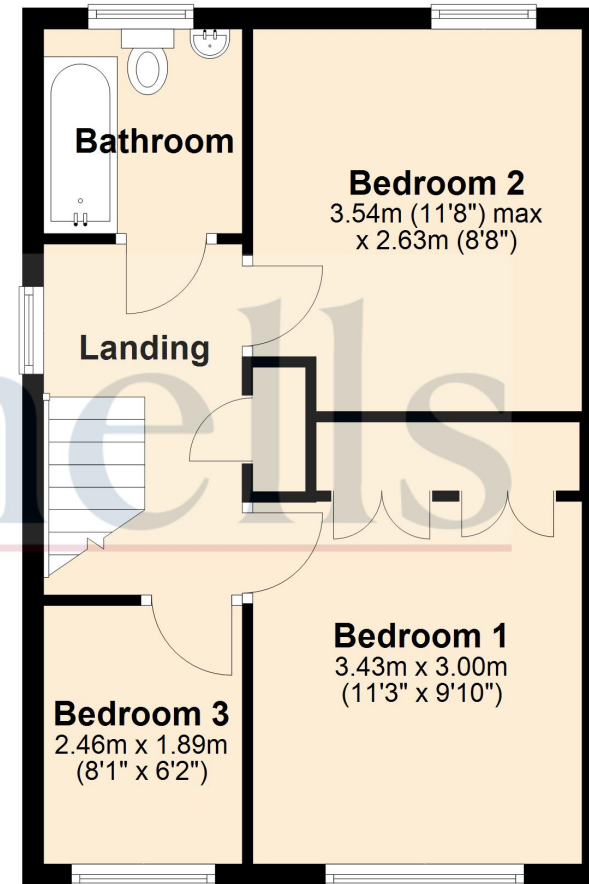


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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