



Western Way, Letchworth Garden City, Hertfordshire. SG6 4SJ







## 3 Bedroom Terraced House

**£335,000 Freehold**

A three bedroom terrace property located on the popular 'Grange Estate' within Letchworth Garden City. Offering fantastic sized bedrooms, enclosed rear garden and driveway, this property is the ideal first time buy or family home.

- Three bedrooms
- Driveway for 2 cars
- Enclosed rear garden
- Good sized bedrooms
- Freehold
- Terraced property
- Feature fireplace
- EPC rating D. Council tax band C

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

Tiled floor. Meter cupboard. Upvc door to front and full height privacy window. Stairs up to first floor.

**Living Room:**

Abt. 12' 5" x 14' 2" (3.78m x 4.32m) Carpet. Window to front aspect. Fireplace. Radiator.

**Kitchen:**

Abt. 19' 9" x 9' 5" (6.02m x 2.87m) Tiled floor. Window to rear aspect. Plumbed appliances. Worktops with a range of wall and base mounted units and integrated oven, extractor and sink. Radiator. Built-in cupboards. Space for dining table. Boiler. Upvc door to rear garden.

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

Abt. 9' 5" x 16' 1" (2.87m x 4.90m) Laminate flooring. Radiator. Two windows to rear aspect. Built-in wardrobes.

**Bedroom Two:**

Abt. 12' 6" x 11' 7" (3.81m x 3.53m) Carpet. Radiator. Window to front aspect.

**Bedroom Three:**

Abt. 8' 11" x 7' 9" (2.72m x 2.36m) Laminate flooring. Radiator. Window to front aspect. Built-in cupboard.

**Bathroom:**

Tiled floor. Tiled walls. Privacy window to rear aspect. Bath with wall mounted shower. Wash basin.

**Toilet:**

Tiled floor. Privacy window to rear aspect.  
WC. Radiator. Tiled around WC.

**External:****Garden:**

Mostly laid to lawn with pathway to side  
leading to raised decking area to rear.  
Fenced. Gate to side access.

**Parking:**

Paved to front with spaces for two cars.

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

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



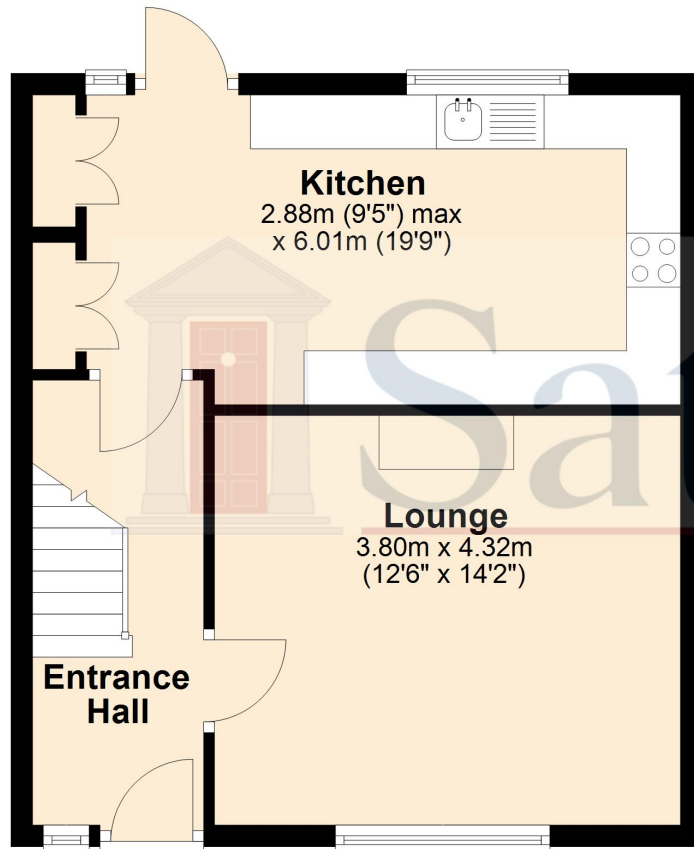




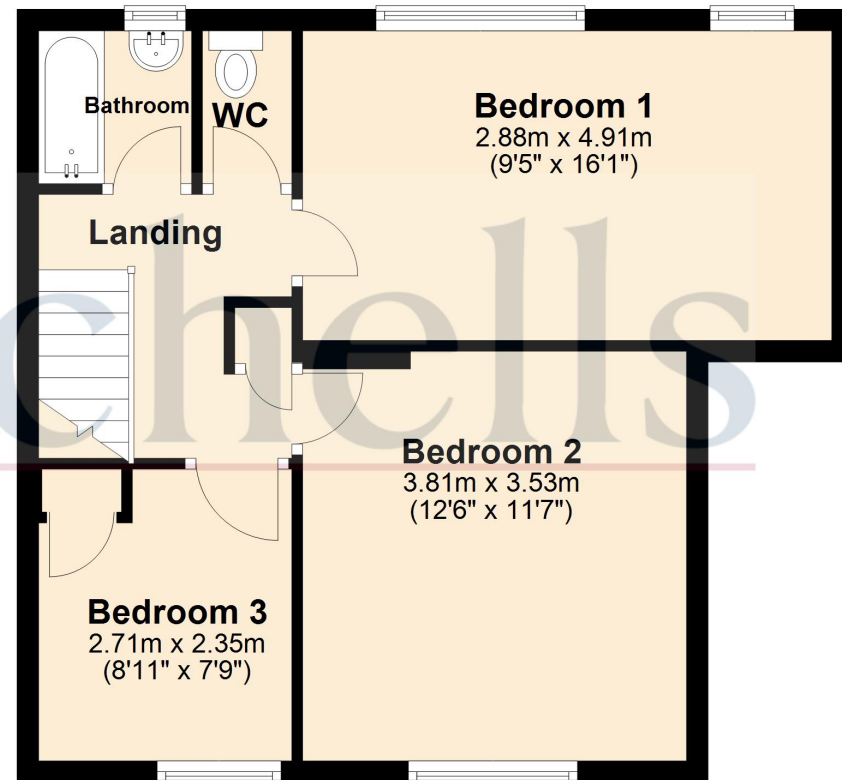
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



## Ground Floor



## First Floor



Total area: approx. 85.5 sq. metres (920.3 sq. feet)

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.