



Western Way, Letchworth Garden City SG6 4SS







## **3 Bedroom End of Terrace House**

### **£375,000 Freehold**

Occupying a generous corner plot, this three-bedroom end of terrace property offers fantastic potential to extend (subject to planning permission) and create a substantial family home. Boasting a garage, private driveway, and a large rear garden, the home enjoys both space and versatility rarely found in similar properties.

- Freehold
- Double glazed windows throughout
- Garage
- Corner plot
- Potential to extend STPP
- Driveway
- 3 bedrooms
- End of terrace
- In need of modernisation
- EPC rating D. Council tax band C

## Ground Floor

### Kitchen/Diner:

Abt. 18' 11" x 14' 6" (5.77m x 4.42m) Vinyl flooring. Worktops with a range of wall and base mounted units. Space for cooker. Extractor fan. Radiator. Double glazed window to conservatory. Tiled backsplash.

### Living Room:

Abt. 17' 9" x 10' 9" (5.41m x 3.28m) Double glazed widows to the front and rear. Carpet. Two Radiators.

### Cloakroom:

Double glazed window. Sink. Toilet. Tiled walls and tiled flooring.

### Conservatory:

Abt. 11' 2" x 9' 6" (3.40m x 2.90m) Tiled flooring. Electricity and water access for washing machine. Upvc door to garden and double glazed windows.

## First Floor

### Bedroom One:

Abt. 12' 1" x 8' 9" (3.68m x 2.67m) Carpet. Built in wardrobes, double glazed window. Overhead storage. Loft hatch. Radiator. Built in cupboard.

### Bedroom Two:

Abt. 10' 0" x 6' 3" (3.05m x 1.91m) Double glazed window. Carpet. Radiator. Fitted overhead storage.

## Bedroom Three:

Abt. 10' 9" x 7' 6" (3.28m x 2.29m) Double glazed window. Carpet. Radiator.

### WC:

Abt. 4' 9" x 2' 5" (1.45m x 0.74m) Toilet, carpet, double glazed window.

### Bathroom:

Abt. 6' 2" x 4' 7" (1.88m x 1.40m) Bath with glass screen and wall mounted shower. Sink. Double glazed window. Tiled walls. Laminate flooring.

## Outside

### Front Garden:

Gated. Mostly laid to lawn with driveway for multiple cars. Access to garage. Side gate to garden.

### Rear Garden:

Mostly laid to lawn with established planting and enclosed with fencing. Corner plot offering scope to extend STPP. Gravel area with planting. Path leading to sheds at rear, Patio space directly to rear of conservatory.

### Garage & Parking:

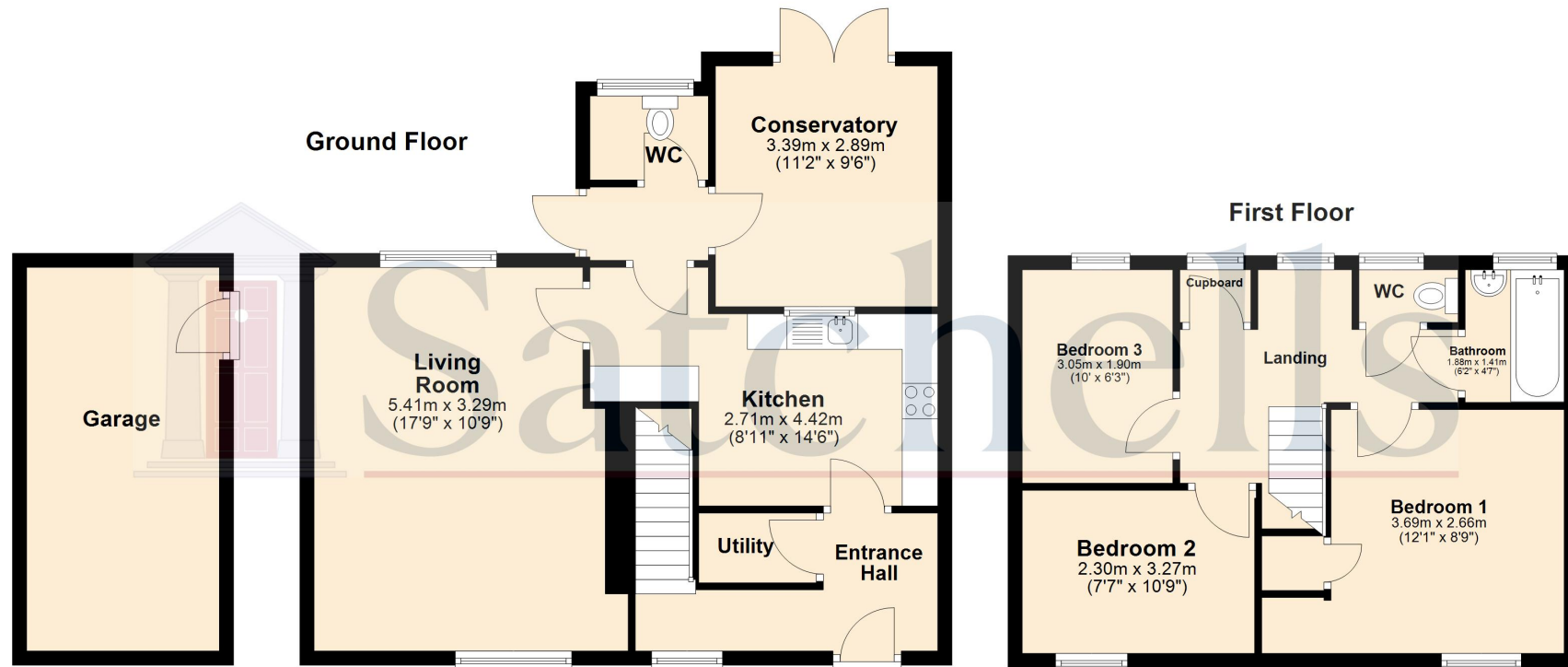
Brick built garage with access from front and rear. Parking directly to front.

### Agents Note:

Draft particulars yet to be approved by vendor and maybe 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 illustration 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.