



11, Eastern Way

Letchworth Garden City,
Hertfordshire, SG6 4NZ

£450,000

country
properties

Impressive 3 bed family home located on the edge of The Grange Estate. The property is within walking distance of a number of popular schools, local shops, Norton Common and the Town Centre. On the ground floor there is an entrance hall, lounge with bay window, fully fitted kitchen/dining room, ground floor cloakroom and utility room. Upstairs there are 3 good size bedrooms and a family bathroom. The property also benefits from gas central heating & double glazing. At the front of the house is off road parking for a couple of vehicles and the rear garden is private and well stocked with shrubs and trees. Internal viewing comes highly recommended.

Ground Floor

Entrance Hall

Stairs to the first floor. Door leading to all rooms.

Lounge

16' 1" x 11' 4" (4.90m x 3.45m)

Double glazed bay window to front. aspect. Tv point. Door leading to the kitchen/dining area. Radiator.

Kitchen/Dining Area

19' 5" x 9' 2" (5.92m x 2.79m)

A spacious kitchen/dining area fitted in a range of matching base and eye level units providing ample storage space. Contrasting work top and breakfast bar. Integrated oven and hob. Single drainer sink unit. Double glazed window and French door leading to the rear garden.

Cloakroom

Comprising a low level wc and a wash basin. Radiator. Double glazed window to the rear aspect.

Side Passage

Covered side passage with double glazed doors to the front and rear. The passage leads to the utility room.

Utility Room

Plumbing for a washing machine and space for a fridge or freezer. Wall mounted gas boiler serving hot water and central heating. Double glazed window to the side.

First Floor

Landing

Double glazed window to the side aspect. Large linen cupboard.

Bedroom One

13' 9" x 11' 8" (4.19m x 3.56m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

13' 9" x 8' 7" (4.19m x 2.62m)

Two double glazed windows to rear. Recessed cupboard.



Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

Double glazed window to front aspect.

Overstair cupboard.

Bathroom

White suite comprising a low level wc, wash basin and a panelled bath with shower over and glass screen. Ceramic tiling.

Heated towel rail. Double glazed window to the rear aspect.

Outside

Front Garden

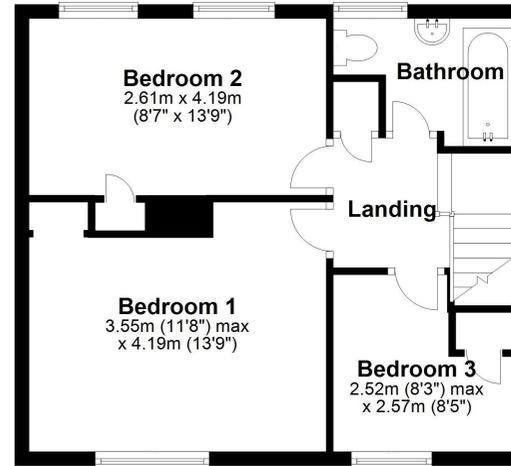
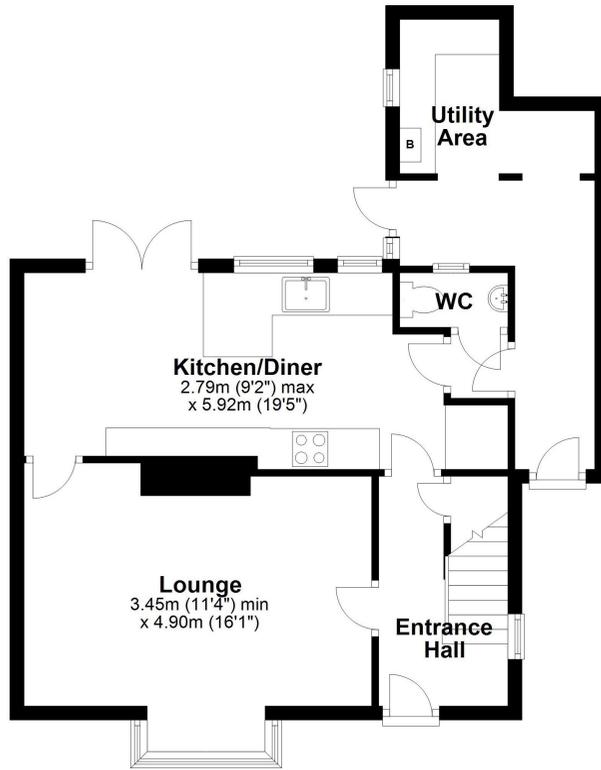
Off road parking for a couple of vehicles.

Mature shrubs.

Rear Garden

Approx. 55ft in length laid mainly to lawn with mature shrub beds and borders.





Total area: approx. 96.6 sq. metres (1039.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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