



3 Westholm, Letchworth Garden City, Hertfordshire. SG6 4JB







## 4 Bedroom Terraced House

### £595,000 Freehold

A stunning Grade II listed, four bedroom cottage set within a quiet and picturesque cul-de-sac within a highly desirable area of Letchworth epitomising Garden City living. Overlooking a green space perfect for families, this property offers a large and stunning rear garden as well as off road parking whilst being within easy reach of the town centre.

- Stunning 44 x 20meter rear garden
- Four bedroom, extended terraced property
- Grade II listed
- Freehold
- Overlooking beautiful green
- Convenient location
- Well presented throughout
- En-suite to bedroom four
- Off road parking
- EPC exempt. Council tax band D

**Ground Floor:****Porch:**

Quarry tiles under carpet. Original wooden door to front. Internal Upvc door to living room.

**Living Room:**

Carpet. Window to front aspect. Radiator. Fireplace. Large storage cupboard. Stairs leading to first floor.

**Kitchen/Diner:**

Engineered oak flooring. Window to side aspect. Radiator. Doors through to study & WC. Door to rear garden. Fitted kitchen with wooden worktops and a range of wall and base mounted units, tiled splashback and integrated: sink & drainer, dishwasher, extractor and wine fridge. Space for large range cooker.

**Study:**

Engineered oak flooring. French doors to rear garden. Boiler. WC

**WC:**

Engineered oak wood flooring. Suite comprising WC. and wash basin.

**First Floor:****Stairs and Landing:**

Carpet. Window to front aspect. Stairs to second floor.

**Bedroom One:**

Carpet. Window to garden aspect. Built in wardrobes and shelving. Exposed wooden beams. Built in cupboard.

**Bedroom Two:**

Carpet. Window to front aspect. Built in wardrobes.

**Bedroom Three:**

Carpet. Window to garden aspect. Built in wardrobes and shelving

**Family Bathroom:**

Engineered oak flooring. Window to rear aspect. Radiator. Bath with wall mounted shower and glass screen. Tiled walls. WC. Wash basin.

**Second Floor:****Bedroom Four:**

Carpet. Two Velux windows. Eaves storage. Radiator. En-suite shower room.



**En-Suite:**

Carpet. Suite comprising walk in shower with glass door, WC and wash basin. Part tiled walls.

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

Laid to lawn with dividing conifer hedge and pathway leading to front door and side access.

**Parking:**

Two off road parking spaces / driveway. On road parking also permitted.

**Rear Garden:**

Stunning and well maintained providing lots of sun, and shaded spots later in the day. Large patio area directly to the rear of the property providing seating/dining areas. Garden shed. Mostly laid to lawn with a variety of established trees and shrubs as well as planted borders, vegetable patches and a picturesque garden pond and patio. New fencing to side and rear.

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

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



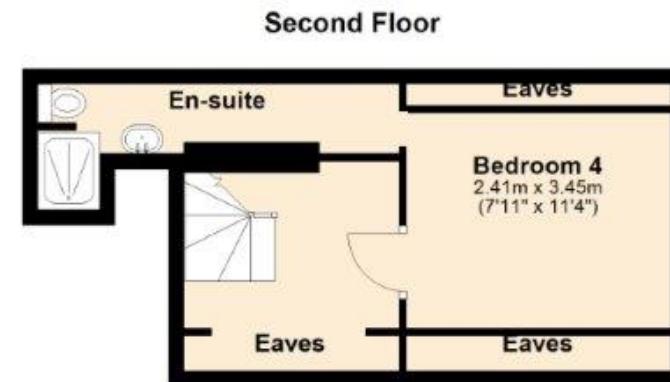
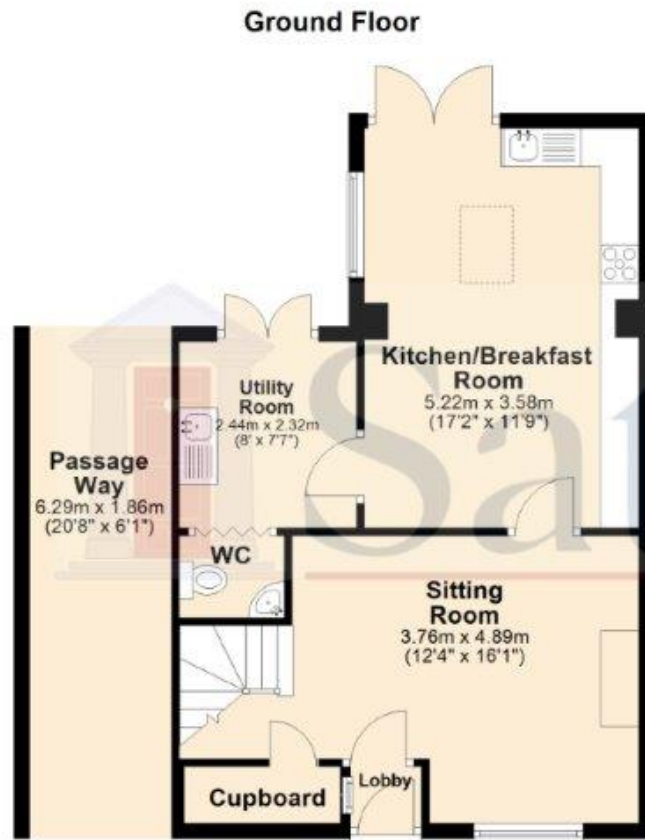




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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







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.