



24 Kristiansand Way, Letchworth Garden City, Hertfordshire, SG6 1UE

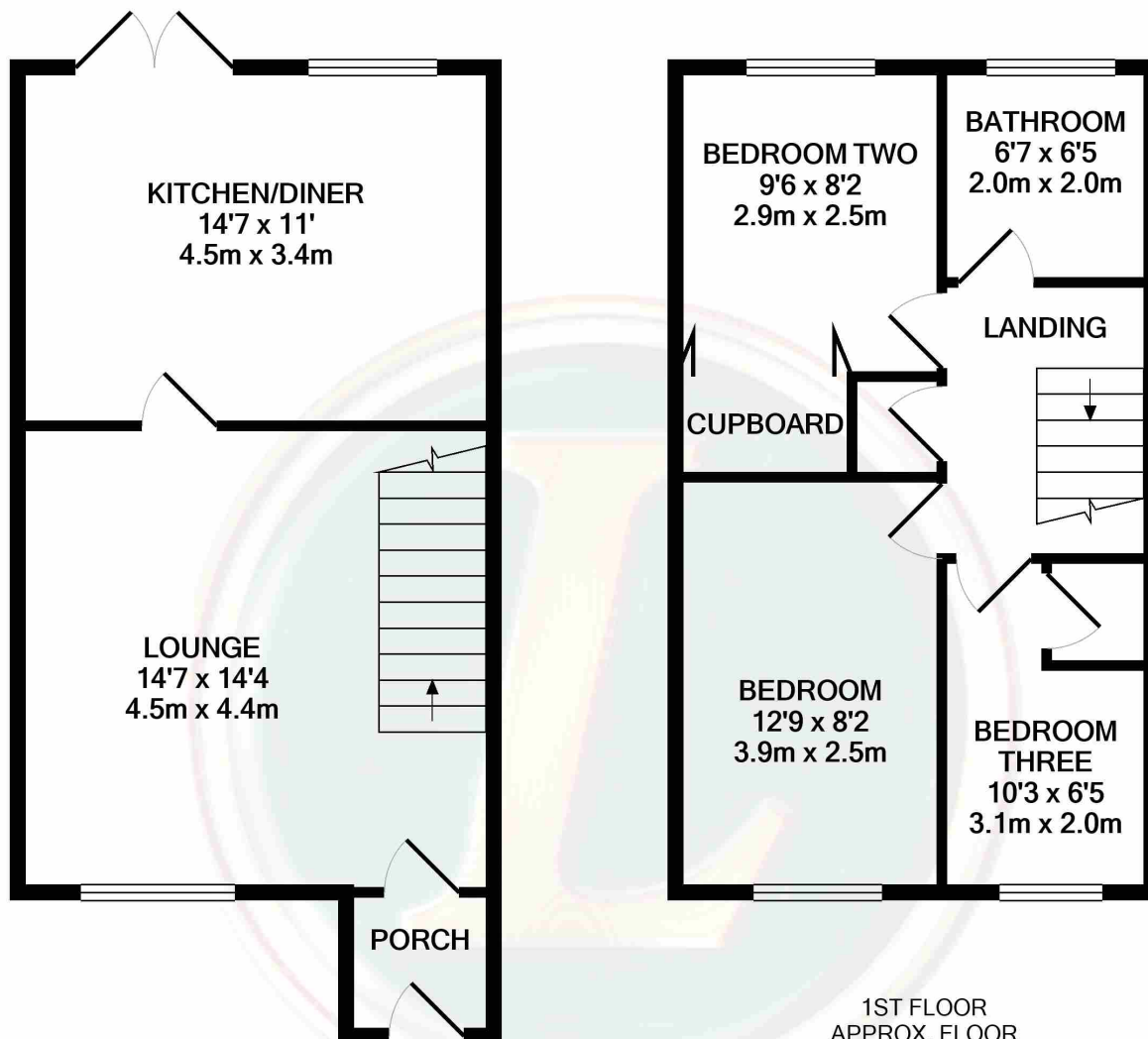
£325,000

We are delighted to offer this hidden gem of a home, offering real value for money. Tucked away in this popular cul-de-sac this surprisingly spacious three bedroom home has a fully fitted kitchen diner that leads through French doors directly onto the sunny rear patio, and a large square lounge with picture window to front aspect. There's a handy entrance hall to provide independent access to the property. Upstairs there are two double bedrooms - one with fitted wardrobes, and a good sized third bedroom plus a family bathroom.

A noteworthy aspect to the property is the landscaped South West facing garden, with solar panels to the roof, beautifully planted with bedding plants shrubs and herbaceous borders, a private path leads to further parking and bin store area. The frontage is equally well planted with a short path to the front door. The property is just a short walk from St Nicholas' School and 1 mile from Knights Templar School.

The property is leasehold with an annual maintenance charge of £125.00 p.a





1ST FLOOR
 APPROX. FLOOR
 AREA 369 SQ.FT.
 (34.3 SQ.M.)

GROUND FLOOR
 APPROX. FLOOR
 AREA 389 SQ.FT.
 (36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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- FINE THREE BEDROOM HOME IN SOUGHT AFTER CUL-DE-SAC
- WELL FITTED OPEN PLAN KITCHEN DINER
- LARGE LOUNGE
- GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- LOVELY LANDSCAPED WEST FACING GARDEN
- WELL PRESENTED HOME
- CLOSE TO SCHOOLS AND AMENTIES
- ENVIRONMENTALLY FRIENDLY SOLAR PANELS
- GARAGE AND TWO PARKING SPACES
- HIGH EPC RATING (B)

