



Howard Drive, Letchworth Garden City, Hertfordshire. SG6 2BU







## 3 Bedroom Semi-Detached House

### £575,000 Leasehold

Located in the sought after Lordship estate, This well extended three bedroom family home offers bright and versatile accommodation throughout while also benefiting from a well maintained and sunny rear garden, garage and driveway. The property is located within walking distance to town, Lordship school and also provides easy access to the A1

- Extended property
- Garage and driveway
- Sought after 'Lordship' estate
- Walking distance to town and mainline station
- Close to Lordship Farm school
- Three bedrooms
- Semi detached
- Large enclosed garden
- Leasehold 920 years remaining
- EPC rating D. Council tax band D



## **Ground Floor**

### **Entrance Hall:**

Porch extension with double glazed privacy windows to front opening in to open hall. Carpet. Radiator. Stairs to first floor. Internal doors leading through to;

### **Living Room:**

Carpet. Radiator. Double glazed window to front aspect. Internal French doors opening through from dining room.

### **Lounge:**

Carpet. Radiator. Internal door to hallway. Open plan to dining room.

### **Dining Room:**

Carpet. Radiator. Two double glazed windows to garden aspect. Opening through in to kitchen.

### **Kitchen:**

Carpet tile flooring. Window to garden aspect. Door to patio space. Internal door to garage. Worktops with a range of wall and base mounted units and sink/drainers. Tiled splashback. Space for plumbed appliances, cooker and fridge/freezer.

## **Cloakroom:**

Tiled floor. Sink with vanity unit and tiled splashback. WC. Potential for shower room.

## **First Floor**

### **Landing:**

Carpet. Double glazed window to side aspect. Cupboard.

### **Bedroom One:**

Carpet. Radiator. Double glazed window to front aspect. Fitted bedside tables. Wardrobes.

### **Bedroom Two:**

Carpet. Double glazed window to rear aspect. Radiator. Wardrobes.

### **Bedroom Three:**

Carpet. Radiator. Double glazed window to front aspect. Cupboard.

### **Bathroom:**

Lino flooring. Double glazed privacy window to rear aspect. Four piece suite including walk in shower, WC, wash basin and bath with mixer taps. Part tiled walls.

## Outside

### Front Garden:

Mostly laid to lawn with established trees. Block paved driveway with path leading to front door. Access to front of garage.

### Rear Garden:

Mostly laid to lawn and enclosed with fencing. Established borders planted with various flowers and shrubs. Patio area to rear of kitchen providing seating/bbq space with steps on to lawn and stepping stones leading up to rear of garden.

## Garage:

Concrete floor. Power and lighting. Up and over garage door and Upvc door to front. Internal door through to kitchen.

## Agents Note:

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



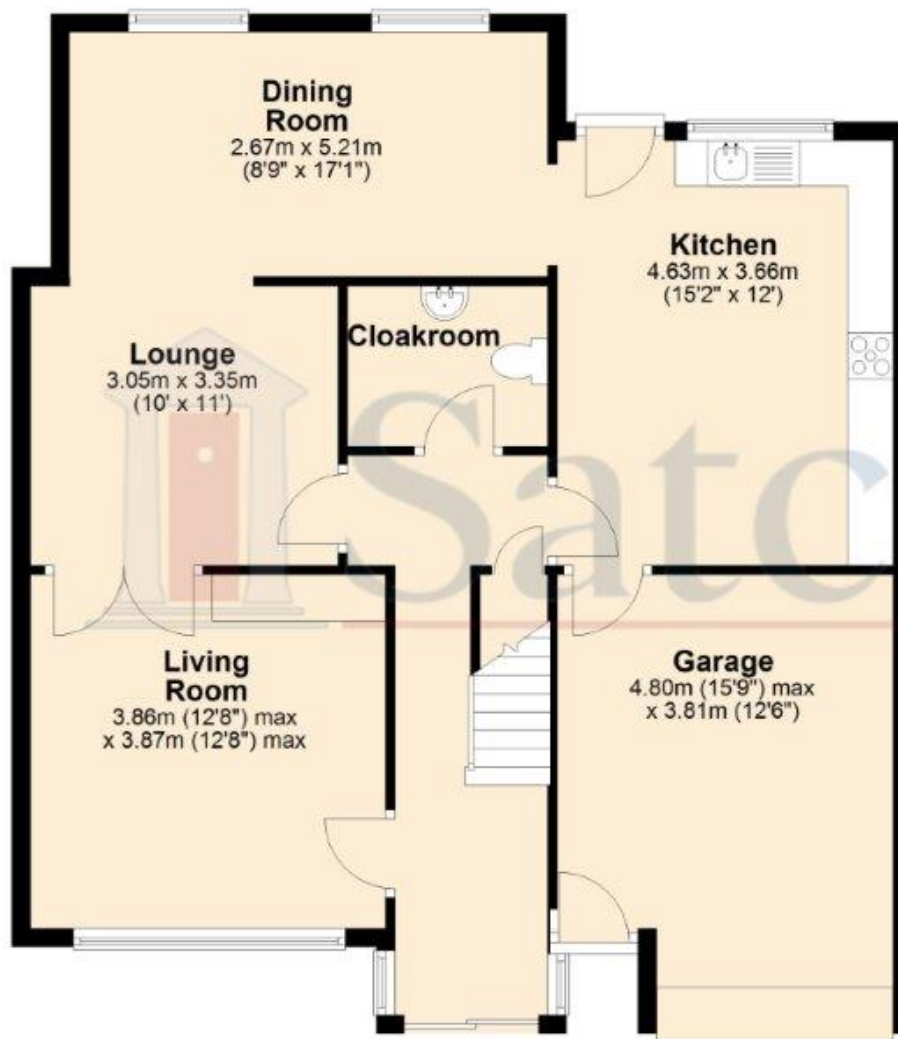




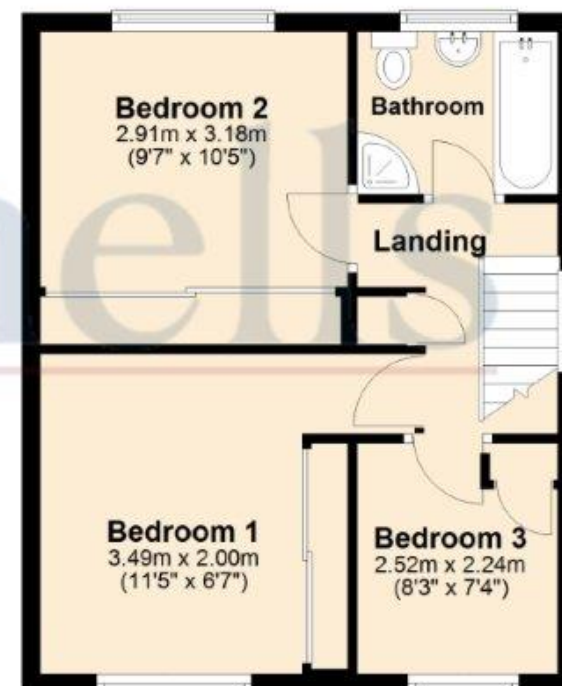
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.